



25 Fairford Avenue | Barnehurst, Kent, DA7 6QN

 2  1  1 £450,000 Freehold

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## Fairford Avenue, Barnehurst

Immaculately presented two double bedroom semi detached bungalow located one of the ever popular A,B,C roads in Barnehurst within convenient distance of Northumberland Heath and Barnehurst Parades, Barnehurst zone 6 station and local schools, with the added benefits of a 48' rear garden and 13'9 x 8'1 garage.

### Property Features

- Council Tax: D
- EPC Rating: D
- 14'6 x 12'1 Lounge
- 10'6 x 8'9 Kitchen
- 7'4 x 7'2 Shower room
- Double glazing and gas central heating
- 48' Garden
- 13'9 x 8'1 Garage and off street parking



## Interior

**Porch** Part double glazed leaded light UPVC Porch door. Opaque double glazed leaded light windows to front.

**Entrance Hall** Opaque part double glazed UPVC entrance door. Radiator. Carpet. Coved ceiling. Access to loft.

**Lounge** 4.42m x 3.68m (14'6" x 12'1") Double glazed window to front. Radiator. Carpet. Coved ceiling.

**Kitchen** 3.2m x 2.67m (10'6" x 8'9") Double glazed window to side. Part double glazed UPVC door to garden. Range of fitted wall and base units with work surfaces over. Stainless steel sink with mixer tap. Electric hob and oven to remain. Space for fridge freezer, Plumbing for washing machine. Radiator. Storage cupboard housing boiler. Tiled flooring. Tiled walls.

**Bedroom 1** 3.2m x 3.58m (10'6" x 11'9") Double glazed window to front. Radiator. Carpet. Coved ceiling.

**Bedroom 2** 3.76m x 3.05m (12'4" x 10') Double glazed window to rear. Radiator. Carpet. Coved ceiling.

**Shower Room** 2.24m x 2.13m (7'4" x 7') Opaque double glazed window to rear. Three piece suite comprising: Shower unit with mixer shower, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spot lights. Storage cupboard.

## Ground Floor



Total area: approx 61 square metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.





## Exterior

**Garden** 14.63m (48') Patio area. Maily laid to lawn with shrub borders. Greenhouse.

**Garage** 4.2m x 2.46m (13'9" x 8'1") Power and light.

**Parking** Off street parking to front via block paved driveway.

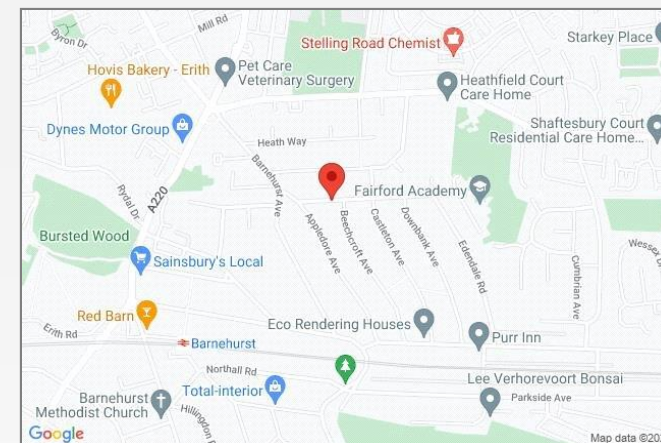
## Additional Information

Barnehurst & Bexleyheath are adjacent neighbourhoods with Bexleyheath being home to the borough's largest shopping facility, where you'll find high-street names, and supermarkets. There's a bowling alley, a cinema, Crook Log Leisure Centre, regular specialist markets, family-friendly restaurants and both neighbourhoods having mainline stations in to London too.

Families are also attracted to Barnehurst/Bexleyheath for the schooling – with two of the borough's grammars and excellent primaries close by. The Red House – an Arts & Crafts property designed for the artist and socialist William Morris - is Bexleyheath's premier cultural attraction.

## Property Location

Fairford Avenue, Barnehurst, Kent, DA7 6QN



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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