



86a Eversley Avenue | Barnehurst, Kent, DA7 6RF



Guide Price £250,000

Leasehold

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## Eversley Avenue, Barnehurst

Being sold with no chain and what should prove an ideal first time/investment purchase first floor 30's built two double bedroom maisonette well located within convenient distance to Barnehurst parade, zone 6 station and transport links. Benefits include a 900+ lease, 54' rear garden, 15'9 garage, modern kitchen and bathroom.

### Property Features

- Council Tax: C
- EPC Rating: D
- 13' x 10' Lounge
- 7' x 5' Fitted kitchen
- Two double bedrooms
- Double glazing and gas central heating
- 54' Rear garden
- Ideal first time/investment purchase



## Interior

**Entrance Hall** Opaque part glazed wooden entrance door. Radiator. Carpet. Access to loft. Storage cupboard.

**Lounge** 4.2m to bay x 3.15m (13'9" to bay x 10'4") Double glazed bay window to front. Radiator. Gas coal effect fireplace with granite hearth, inserts and wooden fire surround. Wood laminate flooring.

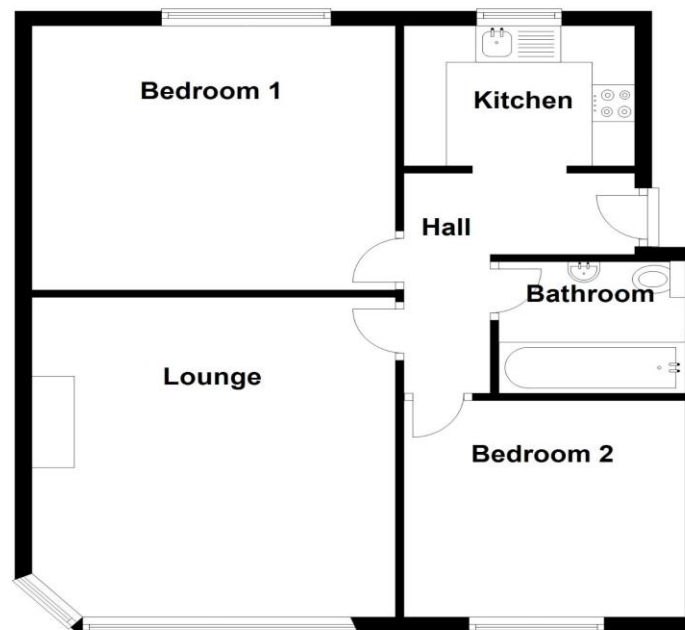
**Kitchen** 2.2m x 1.7m (7'3" x 5'7") Double glazed window to rear. Range of fitted maple style wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for fridge/freezer. Plumbing for washing machine. Gas cooker point. Wall mounted boiler. Vinyl flooring.

**Bedroom 1** 3.15m x 2.87m (10'4" x 9'5") Double glazed window to rear. Radiator. Carpet.

**Bedroom 2** 2.92m x 3m (9'7" x 9'10") Double glazed window to front. Radiator. Wood laminate flooring.

**Bathroom** 1.68m x 1.63m (5'6" x 5'4") Opaque double glazed window to side. Three piece white suite comprising: panelled bath with mixer tap and mixer shower over, wall mounted wash hand basin and low level wc. Heated towel rail Ceramic tiled flooring. Part tiled walls.

## First Floor



Total area: Approx 39 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** 16.46m (54') Concreted patio area and pathway to rear. Mainly laid to lawn. Door leading to garage.

**Garage (to rear)** 4.8m x 2.5m (15'9" x 8'2") Up and over door.

## Leasehold Information

Approx 913 years remaining (to be verified by the vendors solicitors)

Ground rent: £3.10 per annum (to be verified by the vendors solicitors)

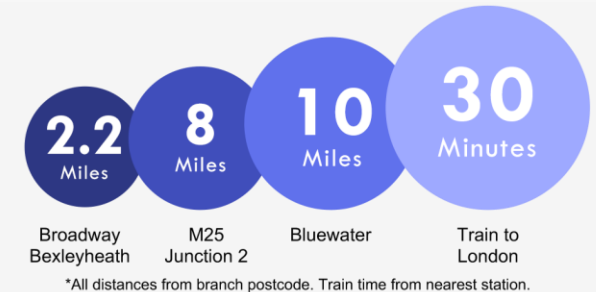
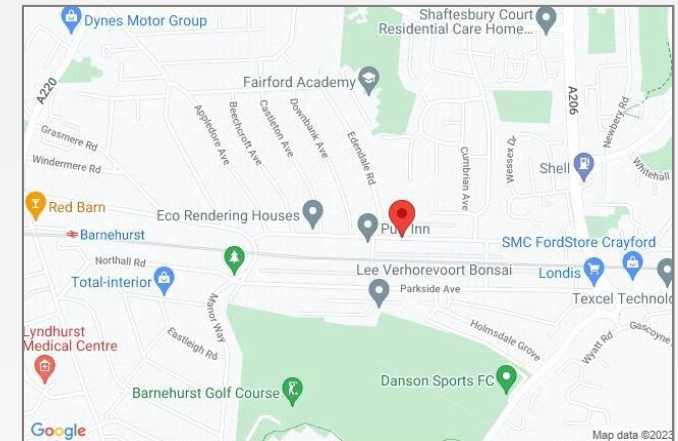
## Additional Information

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

Eversley Avenue, Barnehurst, Kent, DA7 6RF



**FOR MORE INFORMATION CONTACT US TODAY.**

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