



**ROBINSON
JACKSON**
LOCAL OFFICE
01322 340000
FOR SALE

12 Collindale Avenue | Northumberland Heath , Kent, DA8 1EE



Guide Price £400,000 - £425,000

Freehold

ROBINSON-JACKSON
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Collindale Avenue, Erith

Located in a popular residential road in North'Heath presented in immaculate condition throughout is this ideal first time/investment home within close proximity of North Heath parade, schools and zone 6 stations. Benefits include open plan living, two double bedrooms and a single bedroom and a 96'2 tiered rear garden.

Property Features

- Council Tax: D
- EPC Rating: C
- Open plan living
- Two double bedrooms and one single
- First floor family bathroom
- 96'2 x 14'7 Tiered garden
- Off street parking
- Double glazing and gas central heating



Interior

Entrance Hall Part double glazed entrance door. Double glazed window to front. Radiator. Understairs storage cupboard. Wooden flooring.

Lounge/Kitchen/Diner (L-Shaped) 8.9m x 4.57m (29'2" x 15')

Lounge Area Double glazed bay window to front. Feature fireplace. Radiators. Wooden flooring.

Kitchen/Dining area Double glazed sliding patio doors to garden. Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated fridge/freezer and dishwasher to remain. Plumbing for washing machine. Radiator. Wooden flooring.

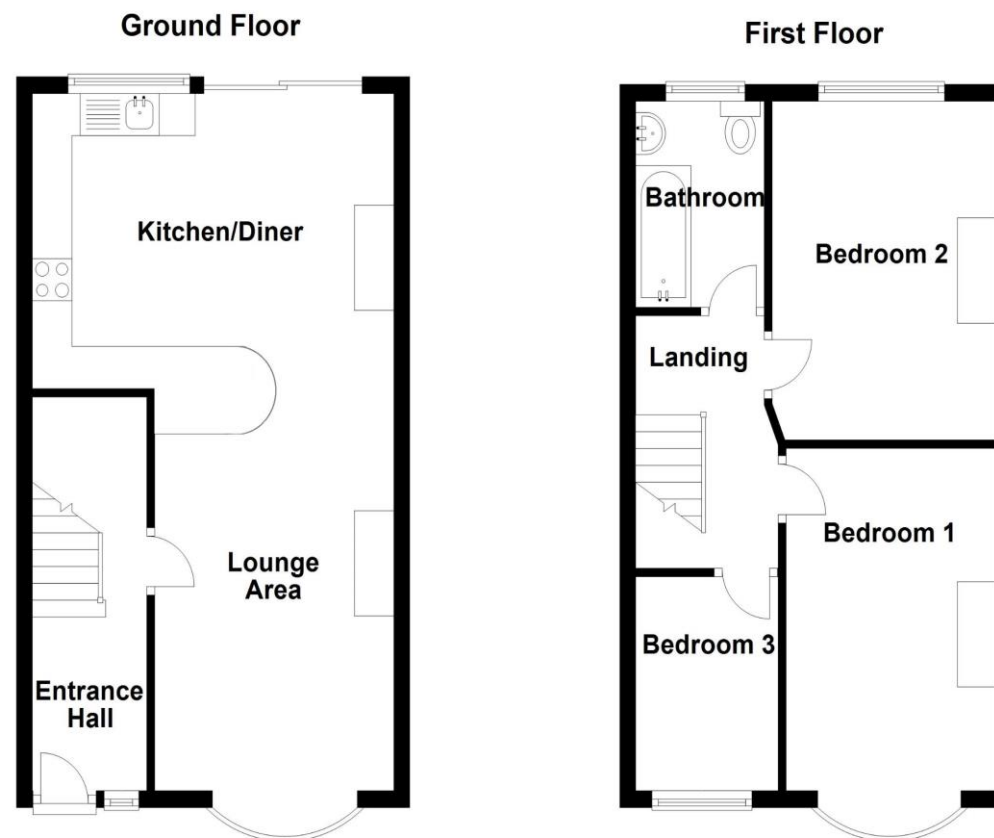
Landing Wooden flooring.

Bedroom 1 4.67m x 2.67m (15'4" x 8'9") Double glazed bay window to front. Radiator. Laminate flooring.

Bedroom 2 3.96m x 2.84m (13' x 9'4") Double glazed window to the rear. Radiator. Laminate flooring.

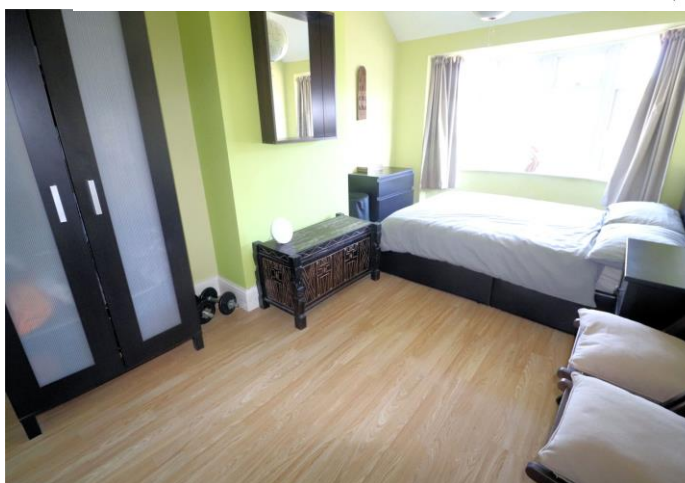
Bedroom 3 2.54m x 1.75m (8'4" x 5'9") Double glazed window to front. Radiator. Carpet.

Bathroom 2.26m x 1.63m (7'5" x 5'4") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Part tiled walls.



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.

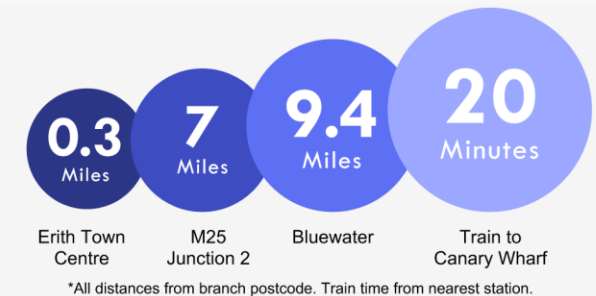
Plan produced using PlanUp.





Property Location

Collindale Avenue, Erith, DA8 1EE



Exterior

Front garden Fully paved. Steps up to front door.

Rear Garden 29.3m x 4.45m (96'2" x 14'7") Tiered garden. Patio area. Range of trees and plants. Laid to lawn. Artificial grass.

Parking Off street parking for 2 cars via blocked paved driveway to front.

Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.

FOR MORE INFORMATION
CONTACT US TODAY.

01322 340000
Robinson Jackson
226 Bexley Road,
North' Heath,
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com

