



16 Coniston Road | Barnehurst, Kent, DA7 6PY



Guide Price £625,000 - £650,000

Freehold

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## Coniston Road, Barnehurst

Located on a popular residential road is this extended semi detached home being well positioned for Barnehurst station, popular schools & Bursted Woods benefits include five good sized bedrooms, two bathrooms and off street parking.

### Property Features

- Council Tax: F
- EPC Rating: D
- No onward chain
- Tastefully extended
- Two bathrooms
- Good condition throughout
- Kitchen/Diner
- Off street parking



## Interior

**Entrance Hall** Two double glazed windows to side and to front. Part glazed entrance door.

**Lounge** 3.58m x 3.48m (11'9" x 11'5") Double glazed bay window with shutter to front. Log burner. Carpet.

**Dining Room** 3.48m x 5.05m (11'5" x 16'7") Log burner. Two radiators. Laminate flooring.

**Kitchen** 7.65 (25'1")m x 3.18 (10'5")m narrowing to 1.73 (5'8")m Two double glazed windows to rear and double glazed bi-folding doors to garden. Wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Integrated double oven, hob, extractor and dishwasher to remain. Wall mounted boiler. Laminate flooring. Spotlights.

**Ground floor Bathroom** 2.97m x 2.5m (9'9" x 8'2") Double glazed window to side. Four piece suite comprising: Panelled bath with separate taps and shower attachment over, walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Two radiators. Laminate flooring. Spotlights.

**Bedroom 5** 2.57m x 1.88m (8'5" x 6'2") Double glazed bay window to front with shutters. Radiator. Carpet.

**Landing** Carpet. Access to loft.

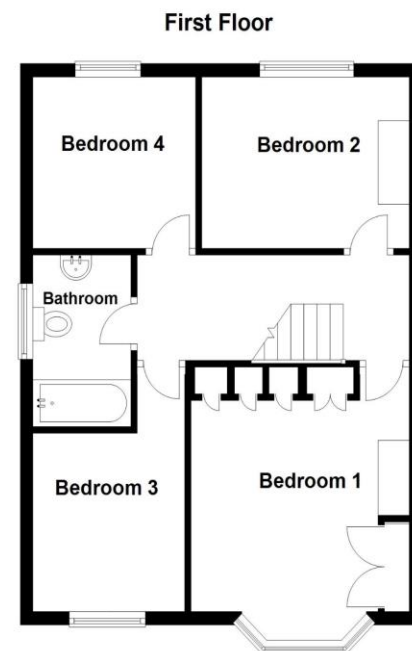
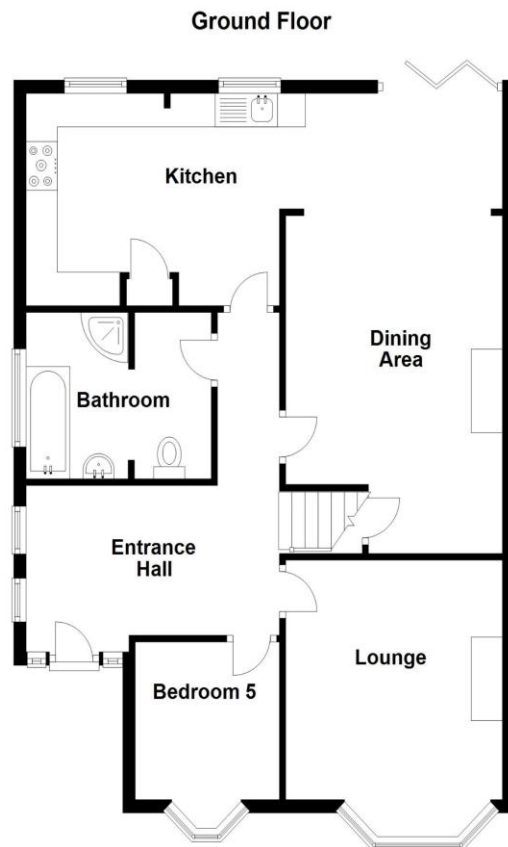
**Bedroom 1** 3.66m x 3.5m (12' x 11'6") Double glazed bay window with shutters to front. Built in wardrobes. Carpet.

**Bedroom 2** 3.5m x 2.54m (11'6" x 8'4") Double glazed bay window to rear. Radiator. Carpet.

**Bedroom 3** 2.67m x 2.44m (8'9" x 8') Double glazed window with shutter to front. Radiator. Carpet.

**Bedroom 4** 2.57m x 2.44m (8'5" x 8') Double glazed window to rear. Radiator. Carpet.

**Bathroom** 2.57m x 1.57m (8'5" x 5'2") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with mixer shower over, wash hand basin with vanity unit under and low level wc. Wooden flooring. Spotlights.



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

**Rear Garden** Large decking area. Mainly laid to lawn. Pond. Range of trees and plants. Storage shed. Outside tap. Outside power point.

**Parking** Blocked paved driveway to front for 2/3 vehicles.

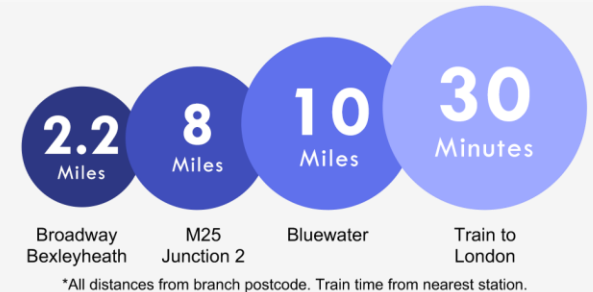
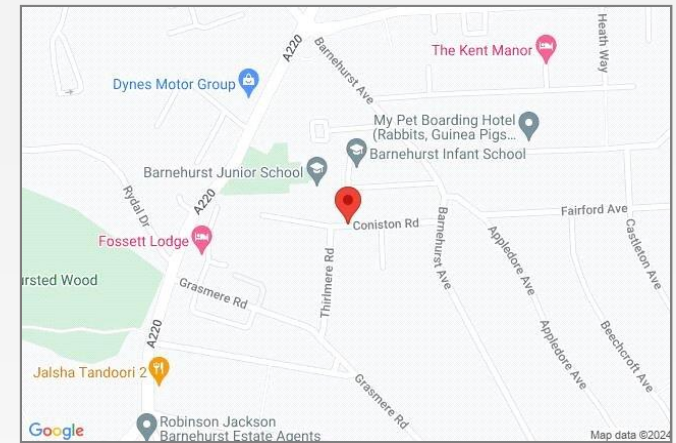
## Additional Information

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

Coniston Road, Barnehurst, Kent, DA7 6PY



**FOR MORE INFORMATION CONTACT US TODAY.**

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