



49 Fairford Avenue | Barnhurst, Kent DA7 6QN

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Guide Price £450,000 - £475,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Fairford Avenue, Bexleyheath

Robinson Jackson are delighted to offer this bay fronted semi detached house located on 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.

Property Features

- Council Tax: E
- EPC Rating: E
- Three reception rooms
- Kitchen and utility room
- Office
- Ground floor shower room and first floor bathroom
- 51' Rear Garden.
- Off Street Parking To Front.



Interior

Entrance Porch Double glazed windows to front, rear and to side. Double glazed porch door. Vinyl flooring.

Lounge 4.55m x 4.34m (14'11" x 14'3") Double glazed windows to front. Radiator. Understairs storage cupboard. Electric fireplace. Laminate flooring.

Dining Room 4.34m x 2.77m (14'3" x 9'1") Double glazed window to side. Radiator. Laminate flooring.

Kitchen 2.8m x 2.29m (9'2" x 7'6") Double glazed window to rear. Range of wall and base units with work surfaces over. Integrated double oven and five point hob. Stainless steel sink unit with mixer tap. Laminate flooring. Tiled walls.

Utility Room 5.84m x 2.1m (19'2" x 6'11") Double glazed door to front and to garden. Two double glazed windows to side. Tiled and concrete flooring.

Office/Conservatory 2.44m x 2.44m (8' x 8') Double glazed window to rear. Double glazed double doors to garden. Carpet.

Reception Room/Bedroom 3 3.3m x 2.82m (10'10" x 9'3") Double glazed door to garden. Radiator. Laminate flooring.

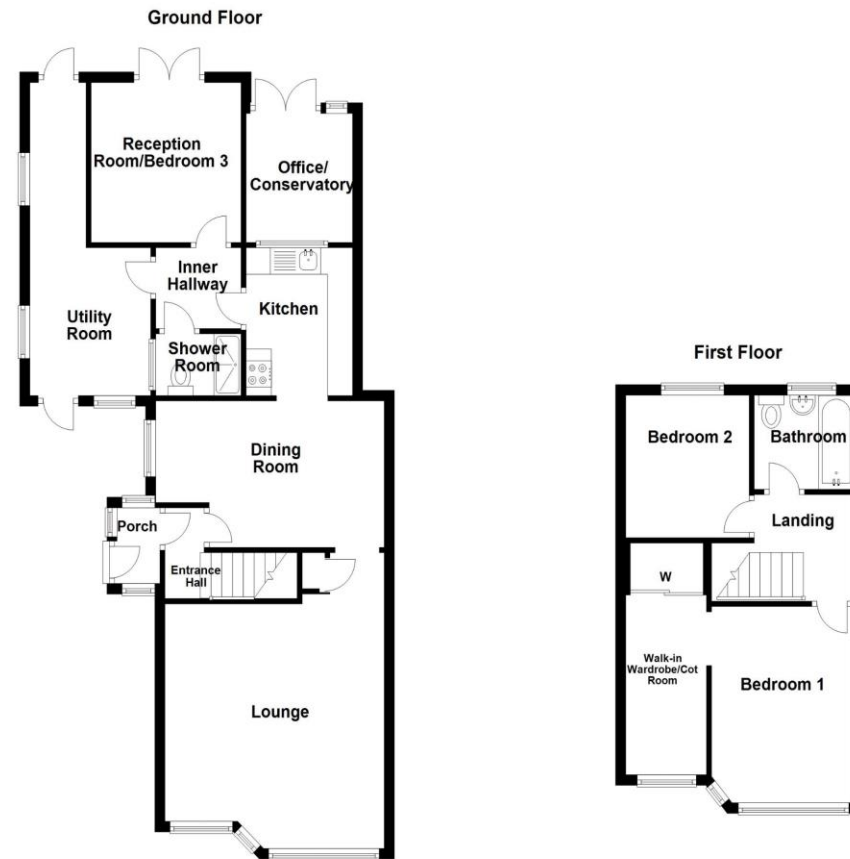
Ground Floor Shower Room 1.93m x 1.17m (6'4" x 3'10") Opaque double glazed window to side. Walk in shower unit with mixer shower over. Low level WC. Tiled flooring.

Bedroom 1 3.7m x 2.8m (12'2" x 9'2") Double glazed windows to front. Radiator. Carpet.

Walk in Wardrobe 3.76m x 1.6m (12'4" x 5'3") Double glazed window to front. Built in wardrobe housing boiler.

Bedroom 2 2.7m x 2.64m (8'10" x 8'8") Double glazed window to rear. Radiator. Carpet.

Bathroom 1.78m x 1.78m (5'10" x 5'10") Opaque double glazed window to rear.. Three piece suite comprising: Panelled bath with mixer tap and electric shower over, wash hand basin with vanity unit under and low level WC. Radiator. Laminate flooring.



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 15.6m x 7m (51'2" x 23') Paved patio. Steps up to laid out lawn area. Decked area/ Storage shed.

Parking Blocked paved driveway for 2/3 vehicles.

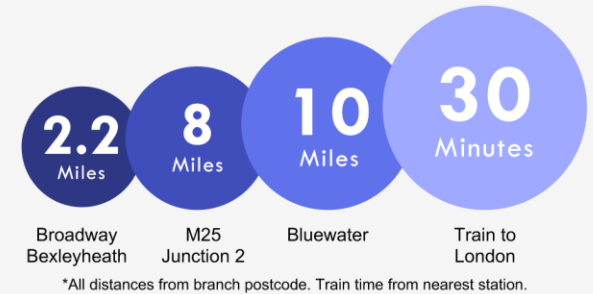
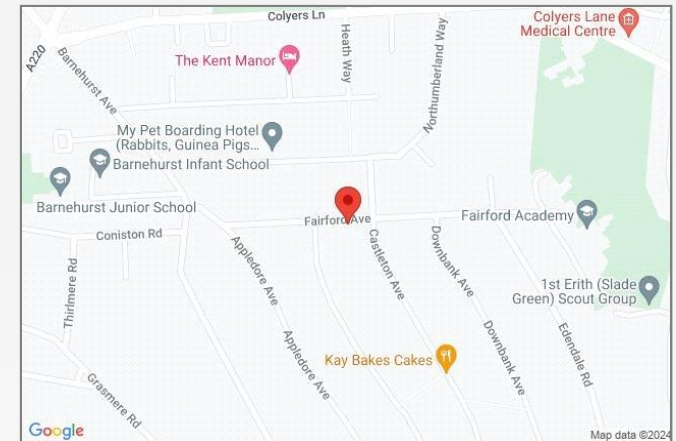
Additional Information

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.

Property Location

Fairford Avenue, Bexleyheath, DA7 6QN



FOR MORE INFORMATION CONTACT US TODAY.

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