



# 200 Belmont Road

Northumberland Heath | Kent | DA8 1LQ

Guide Price £625,000 - £650,000

Freehold









# Belmont Road

Northumberland Heath, Kent, DA8 1LQ

We are pleased to present this spacious 4/6 bedroom extended semi detached house, with versatile accommodation conveniently positioned for Northumberland Heath Parade, zone 5/6 stations, transport links and popular schools. With the advantage of a 60' rear garden with 18'6 summer house and off street parking to front.

## Benefitting from:

- 26' Lounge/Diner
- Modern fitted kitchen
- Ground floor wc and four piece suite family bathroom
- 60' Garden
- Summer House/ Log Cabin with bar
- Off street parking
- Council Tax: E
- EPC Rating: C





## Accommodation

**Porch** Double glazed double porch doors. Double glazed window to front. Tiled flooring.

**Entrance Hall** Part glazed entrance door. Radiator. Understairs cupboard. Laminate flooring.

**Ground floor WC** 1.7m x 0.94m (5'7" x 3'1")  
Opaque double glazed window to rear. Low level wc. Wall mounted wash hand basin. Heated towel rail. Laminated flooring. Fully tiled walls.

**Lounge/Diner** 8m x 12.5 (26'3" x 12.5) Double glazed bay window to front. Radiator. Carpet.

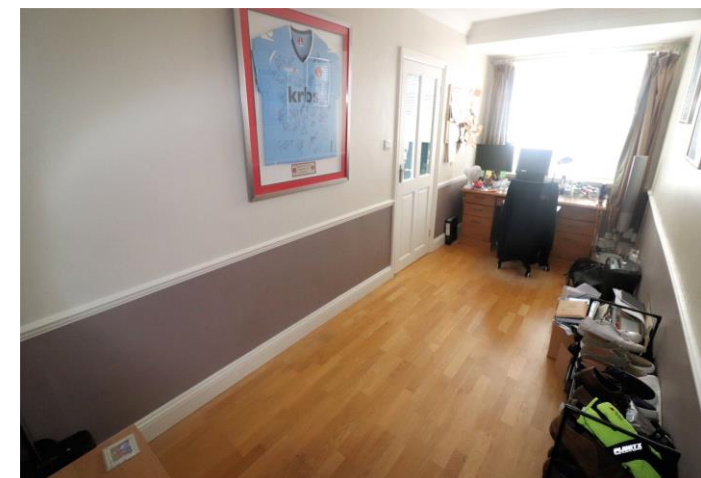
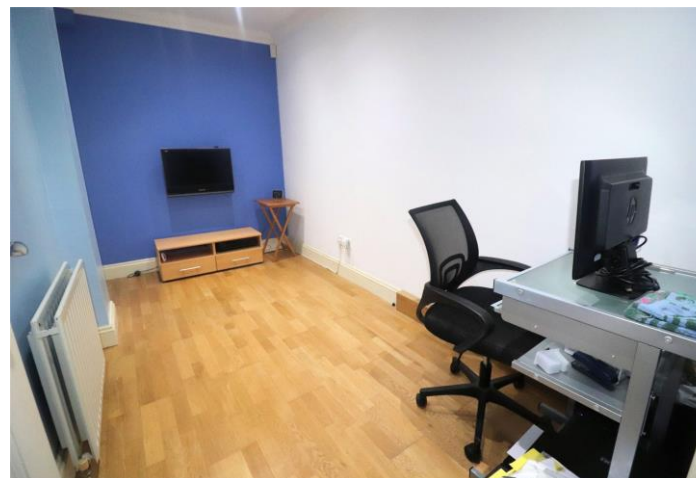
**Kitchen** L-Shaped 5.84m x 5.33m x 2.9m (19'2" x 17'6" x 9'6") Double glazed bi folding doors to garden. Range of fitted wall and base units with work surfaces over and integrated appliances. Double sink and drainer. Larder Cupboard. Radiator. Laminate flooring.

**Inner Hallway** Cupboard housing washing machine and tumble dryer. Laminate flooring.

**Office/Bedroom 5** 5.28m x 1.83m (17'4" x 6')  
Double glazed window to front. Radiator. Laminate flooring. Spotlights.

**Playroom/Bedroom 6** 3.76m x 1.88m (12'4" x 6'2")  
Radiator. Laminate flooring. Spotlights.

**Landing** Carpet. Loft access.







**Bedroom 1** 3.45m x 3.23m (11'4" x 10'7") Double glazed window to front. Radiator. Built in wardrobes. Carpet. Fanlight.

**Bedroom 2** 3.5m x 3.15m (11'6" x 10'4") Double glazed window to rear. Radiator. Carpet. Fanlight.

**Bedroom 3** 3.96m x 2.6m (13' x 8'6") Double glazed window to front. Radiator. Carpet.

**Bedroom 4** 4.14m x 1.85m (13'7" x 6'1") Double glazed window to rear. Radiator. Built in wardrobe. Laminate flooring.

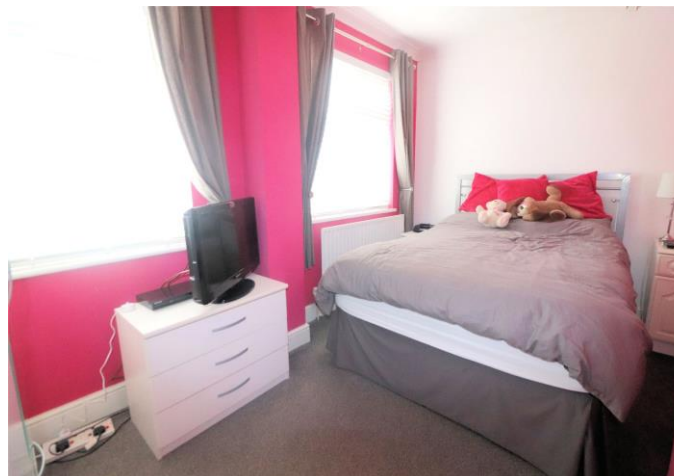
**Bathroom** 2.2m x 1.93m (7'3" x 6'4") Opaque double glazed window to rear. Four piece suite comprised: Panelled bath with mixer taps, walk in shower unit with mixer shower over, tiled walls and glass door, pedestal wash hand basin and low level wc. Heated towel rail. Tiled flooring with under floor heating. Tiled flooring. Fully tiled walls.

## Exterior

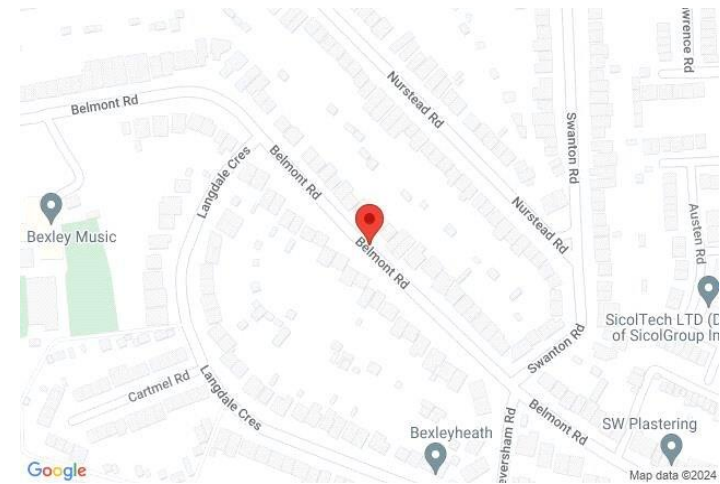
**Garden** 18.3m x 5.18m (60' x 17') Decking. Laid to lawn. Paving leading to summer house. Two storage sheds. Outside tap.

**Summer house/ Log cabin** 5.64m x 4.65m (18'6" x 15'3") Bi folding doors onto decking. Overhead projector screen. Bar area. Electric storage heater. Laminate flooring. Spotlights.

**Parking** Off street parking for 2/3 vehicles.







## Location



(All distances & times are approximates)

## 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.

## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

Joe Buckle - Branch Manager

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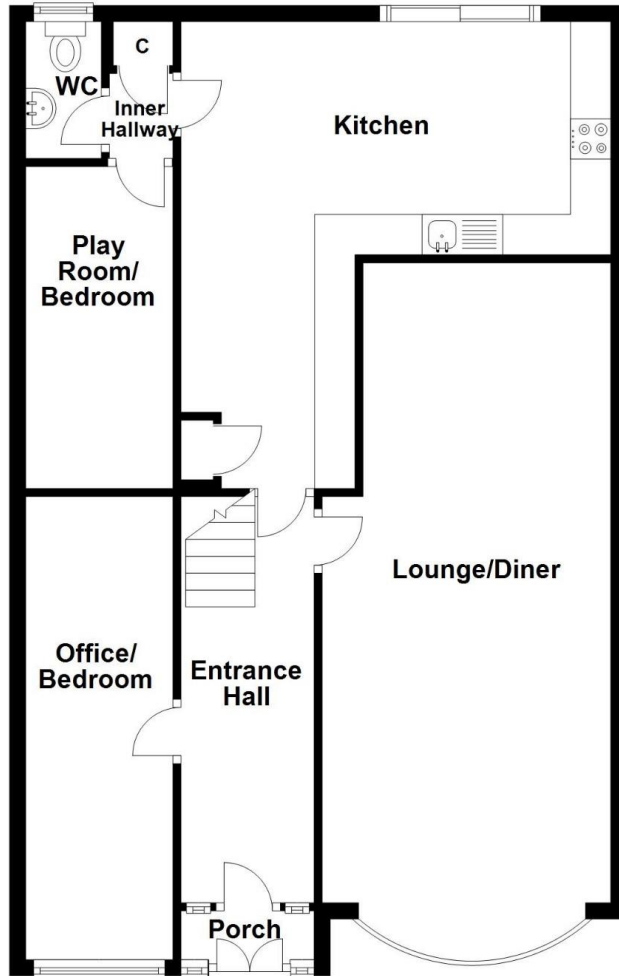
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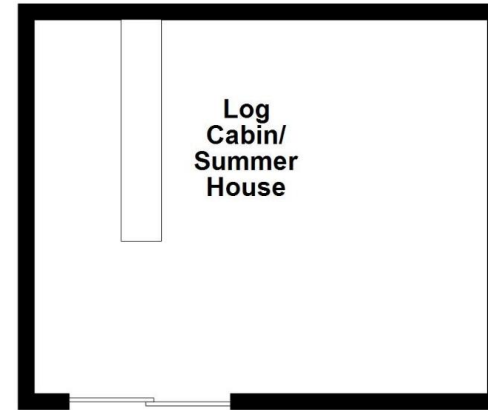
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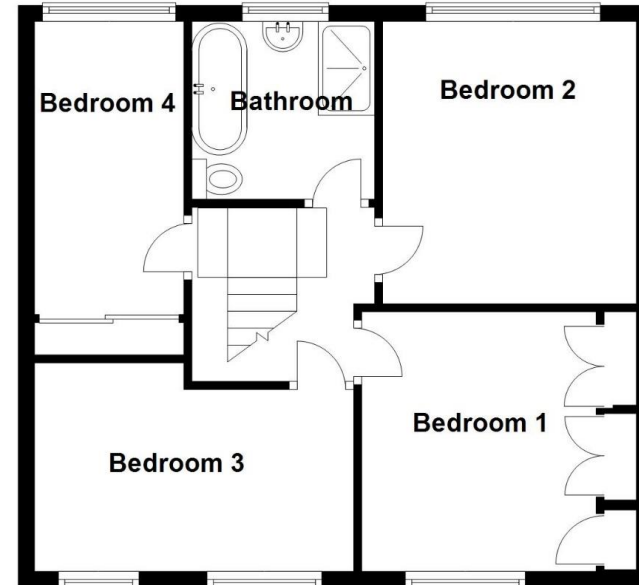
### Ground Floor



### Outbuilding



### First Floor



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.





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