



22 Hurst Road | Northumberland Heath, Kent, DA8 3EG



Guide Price £400,000 - £430,000

Freehold

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## Hurst Road, Northumberland Heath

Conveniently located within the heart of Northumberland Heath parade within close proximity to local schools, transport links, zone 6 train station with links to Abbey Wood's now open Elizabeth Line, is this four double bedroom two bathroom, Victorian terraced house. Ideal first time/family home being sold with the added advantages of a 35' rear garden and a 14'10 x 12'9 garage to rear.

### Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- Four double bedrooms
- 25'5 x 11'3 Lounge/Diner
- Modern kitchen with integrated appliances
- Four piece ground floor bathroom
- Loft conversion with ensuite bathroom
- Garage to rear



## Interior

**Porch** Part double glazed UPVC porch door. Carpet.

**Entrance Hall** UPVC Entrance door. Wooden style flooring. Door leading to lounge.

**Lounge/Diner** 7.75m x 3.43m (25'5" x 11'3") Double glazed window to front. and rear. Stone feature fireplace. Three radiators. Under stairs storage cupboard. Wooden style flooring. Dado rail. Coved ceiling.

**Kitchen** 3.02m x 2.7m (9'11" x 8'10") Double glazed window to side. Range of wall and base units with work surfaces over. Sink and drainer unit with mixer tap. Integrated double oven, five ring burner gas hob, extractor, fridge/freezer and washing machine. Tile effect flooring. Spotlights. Door to inner lobby.

**Lobby** Door to ground floor bathroom. Double glazed UPVC door to garden. Tiled effect flooring.

**Bathroom** 2.57m x 2.82m (8'5" x 9'3") Opaque double glazed window to rear. Four piece white suite comprised: Panelled bath with mixer tap and shower attachment, walk in double shower cubicle with mixer shower over and tiled walls, wash hand basin with vanity unit under and low level wc. Radiator. Tiled flooring. Spotlights.

**First Floor Landing** Carpet. Stairs leading to Second floor.

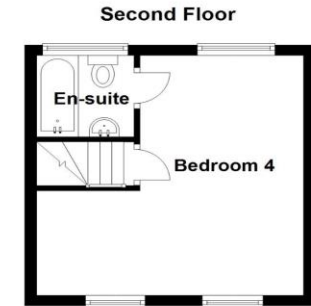
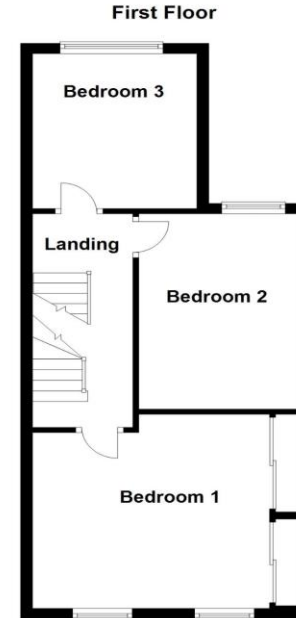
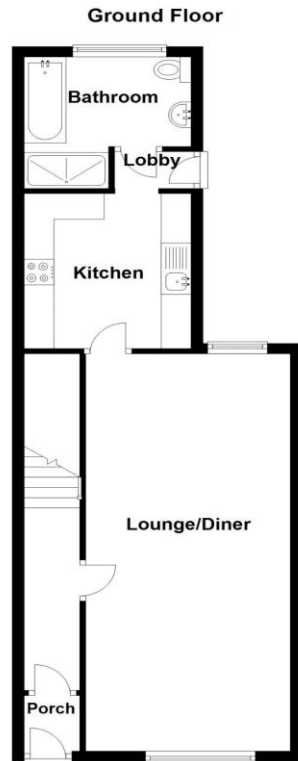
**Bedroom 1** 3.78m x 4.3m (12'5" x 14'1") Two double glazed windows to front. Radiator. Fitted mirrored wardrobes. Wooden style flooring. Coving ceiling. Ceiling fan incorporating light.

**Bedroom 2** 3.8m x 2.7m (12'6" x 8'10") Double glazed window to rear. Radiator. Carpet. Coved ceiling.

**Bedroom 3** 3.02m x 2.72m (9'11" x 8'11") Double glazed window to rear. Radiator. Storage cupboard housing boiler. Carpet. Dado rail. Coved ceiling.

**Bedroom 4** 6.1m x 2.36m widening to 3.89m (20' x 7'9" widening to 12'9") Double glazed window to rear. Two double glazed Velux windows to front. Radiator. Carpet. Door leading to ensuite.

**Ensuite** 1.65m x 1.45m (5'5" x 4'9") Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap and shower attachment, wash hand basin with separate taps and low level wc. Radiator. Vinyl flooring. 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

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## Exterior

**Rear Garden** 10.67m to Garage (35' to Garage) Raised decked area. Mainly laid to lawn. Outside tap. Decked pathway leading to garage.

**Garage** 4.52m x 3.89m (14'10" x 12'9") Up and over door. Door leading garden. Power and light.

**Please Note:** This property is being sold by a member of The Robinson Jackson Team

## 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.**

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