



Barnehurst Avenue, , DA8 3NE  
Guide price £450,000

The   
Property Cloud





Situated nearby to BARNEHURST STATION, local shops & SOUGHT AFTER SCHOOLS is this FIVE/SIX BEDROOM, Semi detached house with OFF ROAD PARKING & GARAGE. Additional benefits include: TWO RECEPTIONS. Bathroom, Ensuite & Separate WC. Well Proportioned Garden. Planning for Garage Conversion. KITCHEN/BREAKFAST ROOM. Utility Room. Double Glazed Windows. Gas Central Heating. Viewings come HIGHLY RECOMMENDED.

### **Kitchen**

12'2" x 11'10" (3.73 x 3.63)  
Tiled flooring. Double glazed window to rear. Matching range of wall and base units with work top over and tiled splash backs. Ceramic butler sink with mixer tap. Spaces for American style fridge freezer & cooker. Plumbed for dishwasher. Double glazed door to Garden. Doorway to Utility Room.

### **Utility Room**

6'2" x 5'1" (1.88 x 1.56)  
Tiled flooring. Double glazed window to rear. Plumbed for washing machine.

### **Ground Floor Bathroom**

8'0" x 7'4" (2.45 x 2.25)  
Tiled flooring. Frosted double glazed window to side. Heated towel rail. Low level WC. Corner bath. Shower cubicle. Wash hand basin with vanity unit under. Fully tiled walls. Extractor.

### **Porch**

Tiled flooring. Double glazed window to front. Double glazed door to entrance hall. Walled uplight.

### **Entrance Hall**

Tiled flooring. Radiator. Fitted storage cupboard. Additional storage. Staircase to First floor. Doors to:

### **Lounge**

17'3" x 10'9" (5.26 x 3.30)  
Carpeted. Double glazed sliding doors to Garden. Radiator. Feature fireplace. Open to Dining Room.

### **Dining Room**

14'0" x 9'3" (4.27 x 2.83)  
Laminate flooring. Double glazed bow window to front. Radiator.

### **Landing**

Real wood flooring. Access to loft. Doors to:

### **Master Bedroom**

12'5" x 11'10" widest points (3.80 x 3.62 widest points)  
Carpeted. Double glazed window to front. Radiator. Wardrobe. Door to:





**En-suite**

6'3" x 3'11" (1.91 x 1.21 )  
Shower cubicle. Wash hand basin. Part tiled walls.

**Bedroom Two**

12'7" x 8'4" (3.86 x 2.56 )  
Carpeted. Double glazed window to rear. Radiator.

**Bedroom Three**

13'11" x 9'4" (4.26 x 2.86 )  
Laminate flooring. Double glazed window to front. Radiator.

**Bedroom Four**

12'2" x 11'0" (3.73 x 3.36 )  
Laminate flooring. Double glazed window to rear. Radiator.

**Bedroom Five**

9'5" x 8'6" (2.88 x 2.60)  
Carpeted. Double glazed window to rear. Radiator.

**Bedroom Six / Office**

8'11" x 8'7" (2.73 x 2.64)  
Double glazed window to side. Radiator. Airing cupboard.

**WC**

6'2" x 3'2" (1.90 x 0.97 )  
Vinyl flooring. Wash hand basin. Low level WC. Part tiled walls.

**Integral Garage**

15'10" x 8'1" (4.84 x 2.48)  
Concrete base. Two double glazed windows to side. Up &

over door. Internal door to Entrance Hall. Power & Lighting.

**Garden**

67'9" x 35'6" (20.66 x 10.83)  
Patio area. Outside tap. Side access. Astro turf lawn. Various plants & shrubs.

**Additional Information**

TENURE

Freehold.

COUNCIL TAX

Bexley Council - Band D.

COMMUTING

Barnehurst Station - 0.6 Miles.

SCHOOLING

Barnehurst Junior & Infant School - 0.2 Miles.

Burstud Wood Primary School - 0.7 Miles.

LOCAL AREA

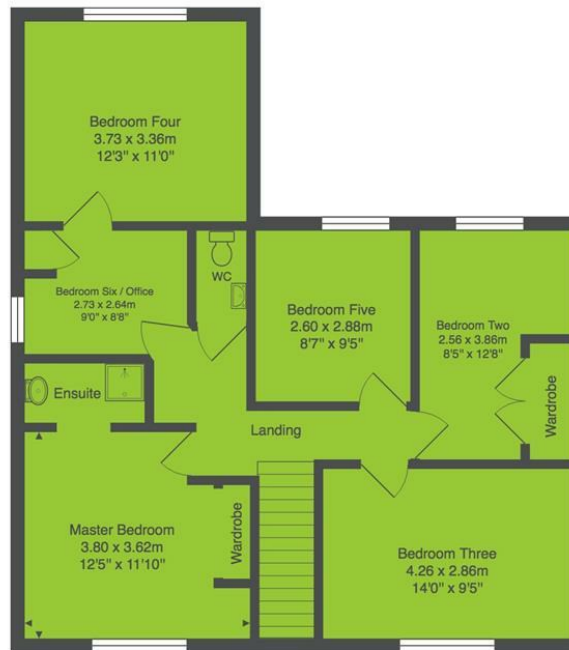
The property is located 0.2 Miles to Northumberland Heath High Street & 0.4 Miles to Barnehurst Parade, providing an array of shops, businesses & restaurants.

**Disclaimer**

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of

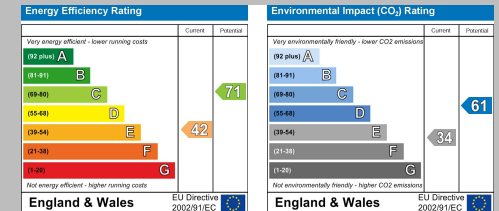


Barnehurst Avenue, Erith, Kent, DA8 3NE.



Total Approx Floor Area: 168.2 m² ... 1810 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.



furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.