



Located in
Northumberland Heath
Hazell Holland present
this older style three
bedroom family home
within walking distance
to North'Heath parade,
stations and schools.

£375,000




Hazell Holland
SALES & LETTINGS

Hengist Road
Northumberland Heath
Kent
DA8 1HA



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Entrance Hall

Part glazed entrance door. Laminate wood floor. Coved ceiling. Dado rail. Radiator.

Through Lounge

26' x 11'4 x 10'6 (7.92m x 3.45m x 3.20m)
Double glazed bay window to front. Double glazed frosted leaded light door leading to garden. Laminate wood floor. Coved ceiling. Dado rail. Two built-in storage cupboards.

Kitchen

11'2 x 8'2 (3.40m x 2.49m)
Double glazed window to side. Part glazed door leading to garden. Ceramic floor. Coved ceiling. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for washing machine.

Ground Floor Bathroom

8' x 7'9 (2.44m x 2.36m)
Double glazed frosted window to rear. Ceramic flooring. Tiled walls. Boiler cupboarded. Wall cabinet. Vanity hand wash basin. Low level w.c. Panel bath. Shower cubicle. Chrome heated towel rail.

Landing

Carpet. Coved ceiling. Double radiator. Access to loft partly boarded.

Bedroom one

14' x 10'7 (4.27m x 3.23m)
Two double glazed windows to front. Carpet. Coved ceiling. Two double radiators.

Bedroom Two

12'4 x 9'1 (3.76m x 2.77m)
Double glazed window to rear. Carpet. Coved ceiling. Radiator. Built-in storage cupboard.

Bedroom Three

7' x 6'6 (2.13m x 1.98m)
Double glazed window to rear. Carpet. Radiator. Built-in storage cupboard.

Separate w.c

Double glazed window to side. Vinyl floor. Tiled splash back. Low level w.c. Hand wash basin.

Garden

30' (9.14m)
Decking area with step down. Lawn. Flower beds. Outside tap. Power points.

Garage/Outbuilding

15'3 x 14'9 (4.65m x 4.50m)
Double wooden doors. Window over looking garden. Door leading to garden.



Hazell Holland pleased to offer on Hengist Road, Northumberland Heath, this delightful mid-terrace house within a short stroll of Northumberland Heath's parade of shops, cafe's, takeaways, post office and public houses. With three well-proportioned bedrooms, this property spans an impressive 958 square feet, providing ample space for families or those seeking a little extra room to breathe.

Built in 1900, the house retains a sense of character while offering modern living. The location is particularly advantageous with all amenities including schools close on hand with both Barnehurst and Erith train station within convenient distance making travel to London and beyond straightforward. Families will appreciate the proximity to local schools, making morning routines a breeze.

One of the standout features of this property is the 30' rear garden, perfect for outdoor entertaining, gardening, or simply enjoying the fresh air. Additionally, a garage at the rear provides valuable storage space or the potential for off-street parking, a rare find in such a central location.

This home truly must be viewed to appreciate its charm and potential. Whether you are a first-time buyer, this property is an excellent opportunity in a vibrant community. Don't miss out on the chance to make this house your home.



GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.

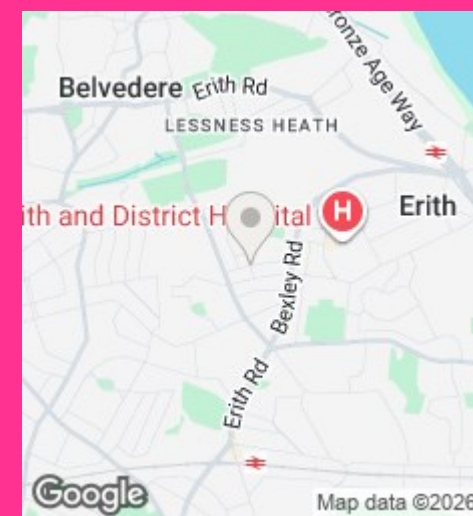
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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