



Five bedroom semi detached ideal family home located within convenient distance of Longfield parade, station and transport links positioned in a cul de sac with country views

Guide price £550,000 to £575,000



74 Northdown Road
Longfield
Kent
DA3 7QW



Front and Side Garden

Lawn to lawn. Flower beds.

Entrance Hall

Opaque double glazed entrance door. Wood flooring. Double radiator. Built-in storage cupboard. Understairs storage cupboard.

Lounge

24'10 x 12'7 x 7'1 (7.57m x 3.84m x 2.16m)

Double glazed window to front. Double glazed door leading to garden with double glazed window to side. Carpet. Coved ceiling. Two double radiators. Fire place.

Dining Room

13'7 x 12'4 (4.14m x 3.76m)

Double glazed window to front. Carpet. Coved ceiling. Double radiator. Fire place with living gas flame fire. French wooden doors to garden room.

Garden Room

10'1 x 10' (3.07m x 3.05m)

Double glazed patio door leading to garden. Carpet. Coved ceiling. Double radiator. Display cabinet.

Kitchen

14'6 x 9'4 x 8'4 (4.42m x 2.84m x 2.54m)

Two double glazed windows to rear. Double glazed door leading to garden. Ceramic flooring. Tiled walls. Single drainer sink unit with mixer tap. Range of wall and base units with built-in double oven and hob. Plumbing for washing machine and dish washer. Wall mounted boiler.

Landing

Carpet. Access to loft.

Bedroom One

15'6 x 12'7 (4.72m x 3.84m)

Double glazed window to front. Carpet. Coved ceiling. Radiator.

Bedroom Two

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to front. Carpet. Radiator. Built-in wardrobe.

Bedroom Three

10'4 x 9'1 (3.15m x 2.77m)

Double glazed window to rear. Carpet. Double radiator. Built-in wardrobe. Built-in airing cupboard.

Bedroom Four

9'3 x 7'4 (2.82m x 2.24m)

Double glazed window to front. Carpet. Radiator.

Bedroom Five

8'7 x 7'6 (2.62m x 2.29m)

Double glazed window to rear. Carpet. Coved ceiling. Radiator.

Bathroom

8' x 5'3 (2.44m x 1.60m)

Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap, mixer shower over and screen, pedestal wash hand basin and low level wc. Tiled floor. Tiled walls. Chrome heated towel rail.

Shower Room

5'7 x 4'9 (1.70m x 1.45m)

Opaque double glazed window to rear. Three piece suite comprising triangular shaped shower unit with mixer shower over, tiled walls and sliding doors, pedestal wash hand basin and low level wc. Vinyl floor. Tiled walls. Heated towel rail.

Rear Garden

80' x 32' (24.38m x 9.75m)

Patio area. Laid to lawn. Flower beds. Rockery. Shingle patio area. Side access. Outside tap.

Garage To Rear

Up and over door. Windows to side. Door to garden. Off street parking to front of garage.



Guide price £550,000 to £575,000. Hazell Holland are delighted to offer on Northdown Road, Longfield, in a cul-de-sac location this charming semi-detached house presenting an exceptional opportunity for family living. With five spacious bedrooms, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests. The three reception rooms provide ample space for relaxation and entertainment, ensuring that there is room for everyone to unwind.

The house boasts two well-appointed bathrooms, offering convenience and privacy for all residents. The views of the surrounding countryside add a delightful touch, creating a serene backdrop to daily life. The property is situated on a generous corner plot, providing a sense of space and potential for further extension, should you wish to enhance your living experience.

Parking is made easy with a dedicated garage, ensuring that your vehicles are secure and easily accessible. The location is particularly advantageous, being close to the local shops and just a short distance from Longfield station serving London Victoria and Gillingham, making commuting a breeze. Also close to a selection of schools including Longfield Academy.



This property is not just a house; it is a home that offers comfort, convenience, and the promise of a wonderful lifestyle in a sought-after area. With its blend of space, functionality, and picturesque views, this semi-detached house on Northdown Road is a must-see for anyone looking to settle in Longfield.

Ground Floor

Approx. 70.6 sq. metres (760.4 sq. feet)



First Floor

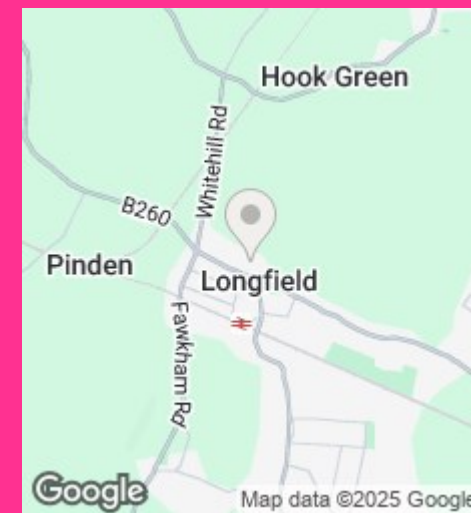
Approx. 72.7 sq. metres (782.6 sq. feet)



Total area: approx. 143.3 sq. metres (1543.0 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales <small>EU Directive 2002/91/EC</small>		



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