



HARRISON INGRAM

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**Parkside Avenue, Barnehurst, DA7
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Offers in Excess of £300,000

When looking for your new home, are LOCATION, PRICE AND BEING CHAIN FREE form part of your "wish" list? If yes, READ ON!!!!

Having been ENJOYED BY THE SAME FAMILY FOR MANY YEARS, we are delighted to offer for sale this REALISTICALLY PRICED terraced house which is being offered CHAIN FREE.

We are CONFIDENT that this property will make a SUPER FIRST TIME PURCHASE as you can move in, be very comfortable and when you are ready, you can update to your own taste, style and more importantly BUDGET!!!

Situated in a popular location being within CLOSE PROXIMITY of many amenities which include; for the BUSY COMMUTER you have a choice of two mainline stations (Barnehurst and Slade Green), bus routes, local shopping facilities as well as more extensive shopping at Bexleyheath, Crayford, and Erith Town centres which offers an array of shops, supermarkets, bars, coffee shops, restaurants and gyms.

For those of you who LIKE BEING OUTSIDE, there is a choice of parks and a golf course as well as being able to ENJOY YOUR OWN SUNNY GARDEN!!!!

For those of you who have children, once again, you have a choice of popular schools in the area including Grammar.

The accommodation and features include; good size lounge opening through to the kitchen/diner, two good size bedrooms, bathroom with white suite, gas central heating, double glazing and PARKING to rear for two vehicles.

ENTRANCE HALL

Part glazed entrance door, fitted carpet to hall and stairs.

LOUNGE

4.04m x 3.02m (13' 3" x 9' 11") Double glazed half bay window to front, shelving/ TV display to chimney, radiator, fitted carpet, telephone point, Virgin and Sky broadband, understairs storage/meter cupboard, central heating thermostat, doorway through to:-

KITCHEN/DINER

3.92m x 2.56m (12' 10" x 8' 5") Double glazed window to rear and door leading onto the garden, fitted with matching range of wall, base and drawer units, inset stainless steel sink unit with chrome mixer tap, gas cooker, ample worktop space, plumbed for washing machine and tumble dryer, tiled to splasbacks, vinyl floor covering.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

LANDING

Access to part boarded loft with light and pull down ladder, fitted carpet.

BEDROOM 1

4.07m x 3.89m (13' 4" x 12' 9") Double glazed half bay window to front, radiator, laminate wood flooring.

BEDROOM 2

2.56m x 2.22m (8' 5" x 7' 3") Double glazed window to rear overlooking garden, radiator, boiler for central heating and hot water, telephone point.

BATHROOM

1.65m x 1.57m (5' 5" x 5' 2") Frosted double glazed window to rear, white suite comprising panelled bath with chrome taps, independent shower unit, shower screen, wash hand basin with chrome taps, low level WC, radiator, fully tiled walls, laminate wood flooring.

REAR GARDEN

Sunny aspect with large paved patio leading to the lawn, shrub borders, shed, greenhouse x 2, rear access to:-

PARKING

To rear for 2 vehicles.