



Offers Over £375,000 Freehold



Hengist Road, Northumberland Heath,
Erith



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented Victorian house, situated on a popular residential road close to schools, amenities, and transportation links, including Barnehurst and Erith stations. This property comprises 3 bedrooms, large living room, dining room, fitted kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, summerhouse, and south-facing 45ft (approx) rear garden. Total Internal Area approx: 1,041.73 sq ft (96.78 sq m).

FEATURES

- Well presented Victorian period home
- 3 bedrooms
- Large living room
- Dining room
- 45ft (approx) south-facing rear garden
- Double glazing & gas central heating
- Close to Erith station





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, ceiling coving, dado rail; radiator with cover.

Living Room

4.03m x 3.28m (13' 3" x 10' 9") Laminate flooring, ceiling coving, picture rail, radiator; gas fireplace with cast-iron surround; marble hearth and cast-iron mantel; double glazed windows with venetian blinds.

Dining Room

3.73m x 3.47m (12' 3" x 11' 5") Laminate flooring, ceiling coving, radiator, bespoke banquette seating; gas fireplace with cast-iron surround; marble hearth and wood mantel; understairs cupboards; double glazed window with venetian blinds.

Kitchen

3.42m x 2.40m (11' 3" x 7' 10") Laminate flooring, ceiling coving; range of wood wall and base units with wood worktops; stainless steel sink and drainer unit; fitted gas hob with stainless steel splashback; stainless steel extractor hood, fitted oven, integrated dishwasher; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows with venetian blinds.

Lobby

Laminate flooring; storage cupboard with radiator.

Family Bathroom

2.35m x 1.68m (7' 9" x 5' 6") Vinyl flooring, part-tiled walls; bath with shower-mixer; wash-hand basin, w/c, heated towel-rail, extractor fan, double glazed windows.

FIRST FLOOR

Landing

Carpeted, ceiling coving; access to loft.

Bedroom

4.31m x 3.20m (14' 2" x 10' 6") Carpeted, ceiling coving, 2 radiators, cast-iron fireplace; double glazed windows with venetian blinds.

Bedroom

3.78m x 2.78m (12' 5" x 9' 1") Laminate flooring, ceiling coving, radiator, cast-iron fireplace, storage cupboard; double glazed window with venetian blind.

Bedroom

3.43m x 2.42m (11' 3" x 7' 11") Carpeted, fireplace, radiator; double glazed window with venetian blind.

EXTERNAL

Front Garden

Walled; patio, flowerbeds.

Rear Garden

Approximately 45ft, south-facing; decking, artificial lawn, flowerbeds, outdoor tap.

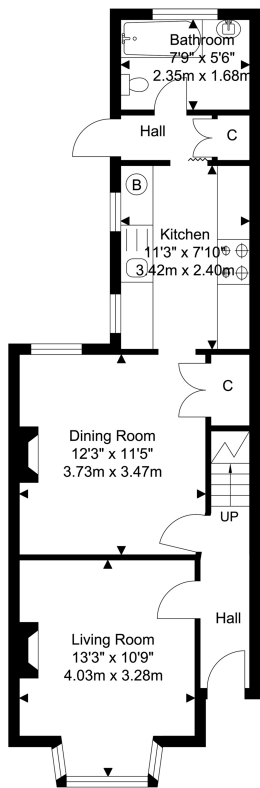
Summerhouse

4.11m x 2.93m (13' 6" x 9' 7") Electrical power; windows.

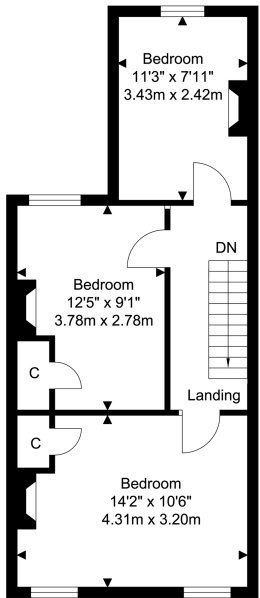
Information:

- 0.9 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Erith Station with Thameslink
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- Council Tax: Band C

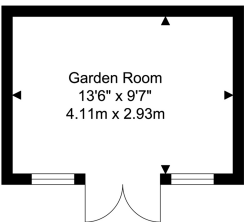
FLOORPLAN



Ground Floor
Approximate Floor Area
492.87 SQ.FT.
(45.79 SQ.M.)



First Floor
Approximate Floor Area
419.25 SQ.FT.
(38.95 SQ.M.)



Outbuilding
Approximate Floor Area
129.59 SQ.FT.
(12.04 SQ.M.)

TOTAL APPROX FLOOR AREA 1041.73 SQ. FT / 96.78 SQ. M
For Identification Purposes Only.

