



Guide Price £350,000 Freehold



Parkside Avenue, Barnehurst



## PROPERTY DESCRIPTION

GUIDE PRICE £350,000 - £375,000 • RE/MAX SELECT are delighted to offer for sale this well-presented house close to amenities, schools, and transportation links including Barnehurst Station. This property comprises 2 bedrooms, through-lounge, newly fitted kitchen, upstairs family bathroom, and 55ft (approx) rear garden. Further benefits include double glazing, gas central heating, and off street parking. Total Internal Area approx: 657.99 sq ft (61.13 sq m). EPC C70.

## FEATURES

- 1930s terraced house
- 2 bedrooms
- Through lounge
- Large extended kitchen
- Upstairs family bathroom
- Off street parking
- Double glazing and central heating
- New roof 2024





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate flooring, composite double glazed door.

#### Living Room

4.14m x 3.03m (13' 7" x 9' 11") Laminate flooring, ceiling coving, radiator, fitted unit, decorative fireplace, double glazed windows.

#### Dining Room

3.93m x 2.53m (12' 11" x 8' 4") Laminate flooring, ceiling coving, radiator with cover, understairs cupboards.

#### Kitchen

3.40m x 2.96m (11' 2" x 9' 9") Tiled flooring; range of soft-closing matt wall and base units with wood worktops and tiled splashback; composite sink and drainer unit; fitted extractor hood, integrated dishwasher; space and connections for gas cooker; space and connections for fridge/freezer; space and connections for washing machine; cupboard housing boiler; double glazed windows; double glazed uPVC door to rear.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving; access to loft.

#### Bedroom

4.14m x 3.03m (13' 7" x 9' 11") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.57m x 2.17m (8' 5" x 7' 1") Carpeted, ceiling coving, radiator, wardrobe, double glazed windows.

#### Family Bathroom

1.65m x 1.64m (5' 5" x 5' 5") Vinyl flooring, tiled walls; bath with mixer tap and thermostatic shower over; wash-hand basin with vanity unit; w/c; wall-mounted vanity unit with mirror; heated towel-rail, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 55ft; patio, lawn, outdoor tap; shed; rear access.

### Information:

- Newly fitted kitchen (2019)
- New roof (2024)
- New boiler (2018)
- 0.9 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Slade Green Station with Thameslink
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## FLOORPLAN



**TOTAL APPROX FLOOR AREA 657.99 SQ. FT / 61.13 SQ. M**  
For Identification Purposes Only.

