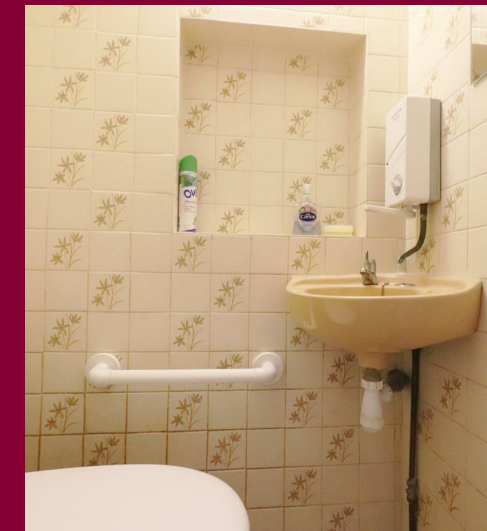


TOTAL FLOOR AREA: 1198 sq.ft. (111.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 is made to their operability or efficiency can be given.
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IMPORTANT: These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

9 Midfield Parade, Mayplace Road East
 Bexleyheath
 DA7 6NB

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Guide Price
£500,000

Hillingdon Road Barnehurst

There's one golden rule when looking for a house and it has the same meaning in any language. "Location, Location, Location". Choosing the correct location is extremely important for anyone, and with this family home, you can't go far wrong at all.

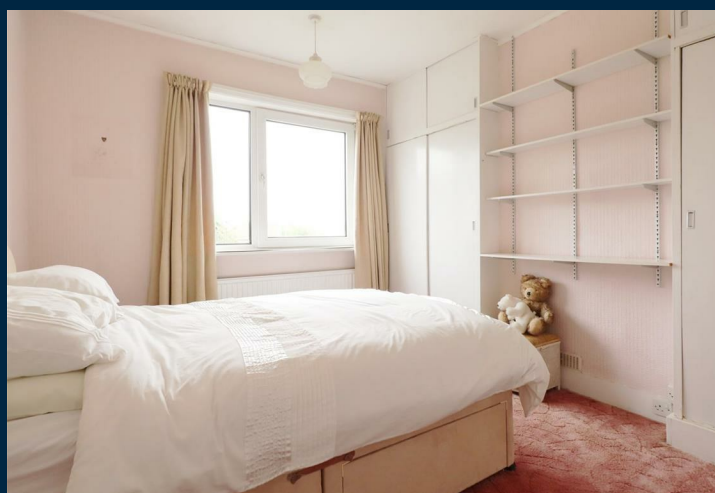
It is located close to Barnehurst train station which is in zone 6 and has great transport links in and out of London.

The ground floor has a bright and airy lounge which has been opened up to the sitting room and leads directly into the extended kitchen/diner/breakfast room. The original kitchen is now a utility room and again leads directly to the extended kitchen. Also downstairs is a WC.

The first floor has three spacious bedrooms and a newly installed shower room.

The rear garden is mature and mainly laid to lawn with access to the garage and the driveway to the front caters for one vehicle.

This property has been offered to the market with no forward chain and we urge you to book your viewing early on, as this still offers huge potential to be extended further, subject to planning consent from Bexley council.



- **THREE BEDROOM SEMI DETACHED**
- **EXTENDED TO REAR**
- **DOWNSTAIRS WC**
- **CLOSE TO BARNEHURST TRAIN STATION**
- **NO CHAIN**
- **IN NEED OF MODERNISATION/OFFERS HUGE POTENTIAL**
- **NEW SHOWER ROOM TO 1ST FLOOR**
- **EPC- 48 E**
- **1198 SQ FT**

