



**Castleton Avenue, Barnehurst**  
**£475,000 Freehold**



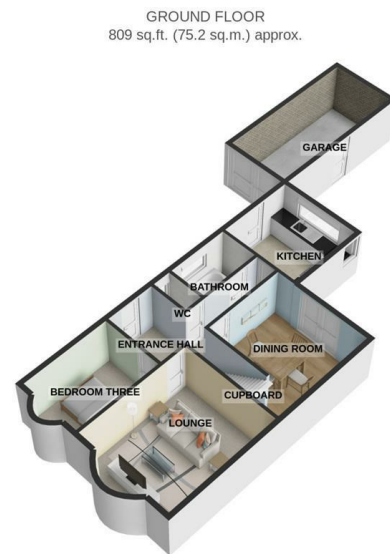


**EXTENSION POTENTIAL STPP** Parris Residential are delighted to offer this 1930s semi-detached chalet house with 61' approx rear garden plus an 18' approx long garage. Benefits include ample off-street parking, a ground-floor family bathroom, and an en-suite shower room from the master bedroom. To the rear are two decked areas and a lawn. The property is located in one of the desirable A, B, and C roads in Barnehurst with access to the train station, shops, and local schools. Your inspection is highly recommended.

EPC band to be confirmed | Council Tax Band E



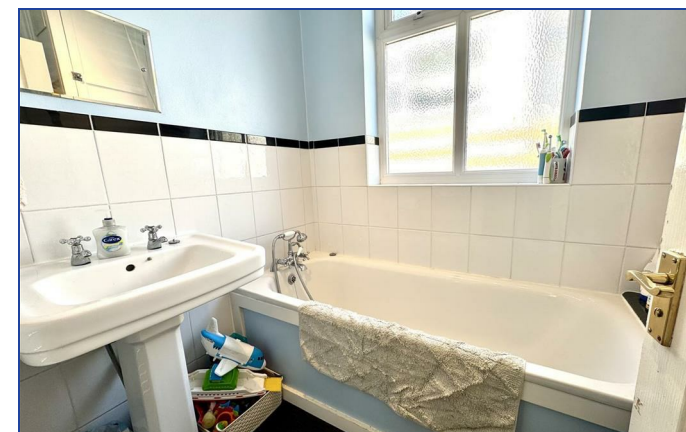




TOTAL FLOOR AREA : 1219 sq.ft. (113.2 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.





**Entrance hall**

**Lounge 16'6" inc bay x 12'3" (5.03 inc bay x 3.73)**

**Dining room 14'0" max x 11'5" (4.27 max x 3.48)**

**Kitchen 10'4" x 9'8" (3.15 x 2.95)**

**Ground Floor bathroom 8'0" x 5'1" (2.44 x 1.55)**

**Separate W.C. 4'5" x 2'6" (1.35 x 0.76)**

**Landing**

**Bedroom one 16'3" inc bay x 13'7" (4.95 inc bay x 4.14)**

**Ensuite Shower room 7'10" x 2'7" (2.39 x 0.79)**

**Bedroom two 11'10" x 10'10" (3.61 x 3.30)**

**Rear garden 61'0" approx (18.59 approx)**

**Garage 18'0" x 8'7" (5.49 x 2.62)**

**Off street parking**

