



# Brookhurst Avenue, Eastham

£425,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to your dream family home! Nestled in a popular neighbourhood, this bespoke detached house boasts spaciousness and elegance, perfect for accommodating your family's every need. As you step through the inviting hallway, you'll immediately notice the thoughtful layout designed for comfortable living. The downstairs wc offers convenience, while the lounge beckons with its charming feature fireplace, ideal for cosy evenings with loved ones. Adjacent, the dining room and sitting room provide versatile spaces for entertaining or quiet relaxation. Need to catch up on work or dive into a passion project? The dedicated home office/study awaits, offering a tranquil space for productivity. Meanwhile, the kitchen breakfast room is a chef's delight, equipped with a range of integrated appliances for effortless meal preparation. And for added convenience, a utility room stands ready to streamline household tasks. Upstairs, discover a haven of tranquility in four generously sized double bedrooms. The master suite exudes luxury with its stylish en-suite shower room, while a superb five-piece bathroom promises indulgent relaxation for the whole family. Outside, the property impresses with its curb appeal, set back from the road with a driveway providing ample off-road parking for several cars, leading to the garage. And for outdoor enjoyment, the rear garden beckons with a charming timber pergola, perfect for alfresco dining or simply basking in the sunshine. With uPVC double glazing and combi fired gas central heating ensuring comfort throughout the seasons, this home effortlessly combines practicality with luxury, offering a haven where cherished memories are waiting to be made. Welcome home! Council tax band E. Freehold.

**Hallway**

10'11" (3.33m) x 11'5" (3.48m)

**Downstairs WC**

8'1" (2.46m) x 3'5" (1.04m)

**Lounge**

19'1" (5.82m) x 11'9" (3.58m)

**Dining Room**

11'10" (3.61m) x 7'8" (2.34m)

**Sitting Room**

10'3" (3.12m) Into Bay x 10'4" (3.15m)

**Home Office/Study**

11'7" (3.53m) x 7'4" (2.24m)

**Kitchen Breakfast Room**

14'7" (4.45m) x 10'5" (3.18m)

**Utility Room**

10'2" (3.1m) x 5'0" (1.52m)

**Bedroom One**

17'6" (5.33m) Into Wardrobe Recess x 12'1" (3.68m)

**En-Suite**

9'4" (2.84m) x 3'10" (1.17m)

**Bedroom Two**

11'10" (3.61m) x 9'9" (2.97m)

**Bedroom Three**

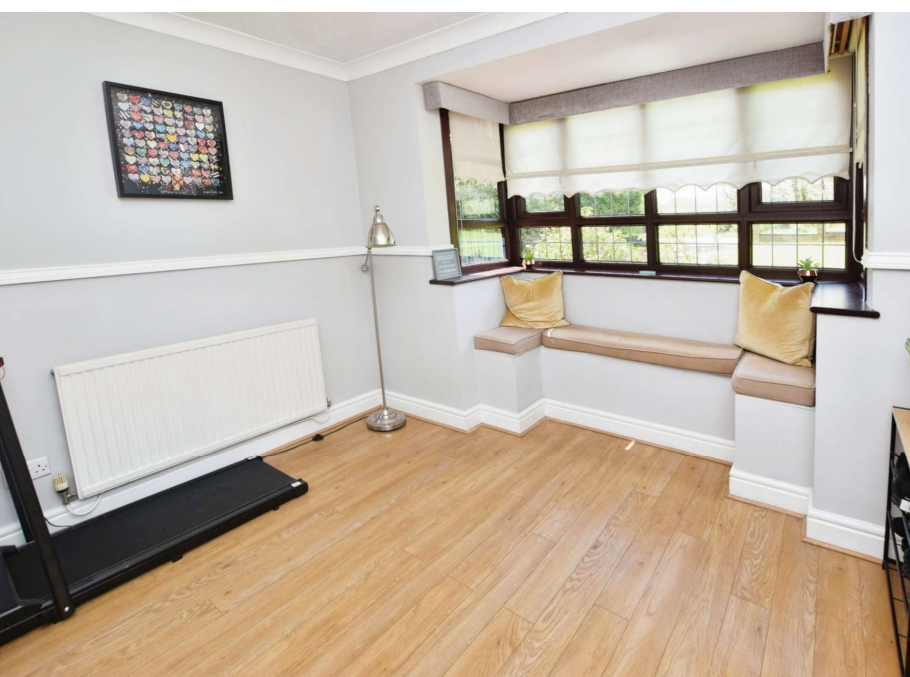
13'1" (3.99m) x 10'4" (3.15m)

**Bedroom Four**

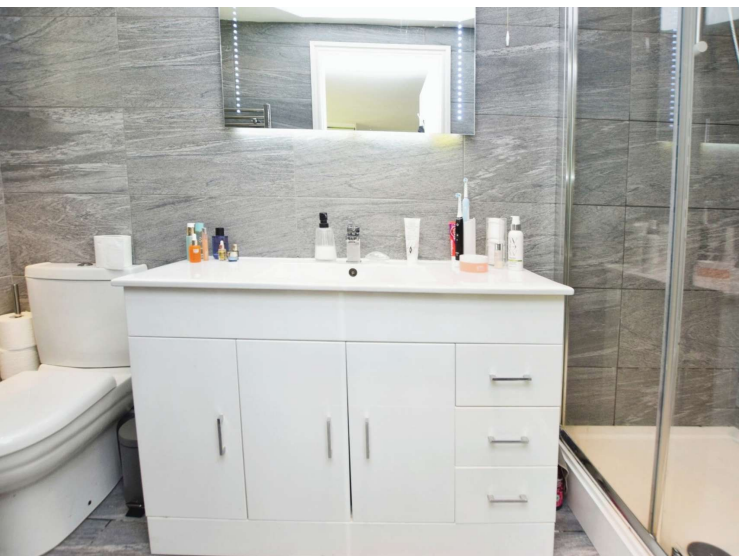
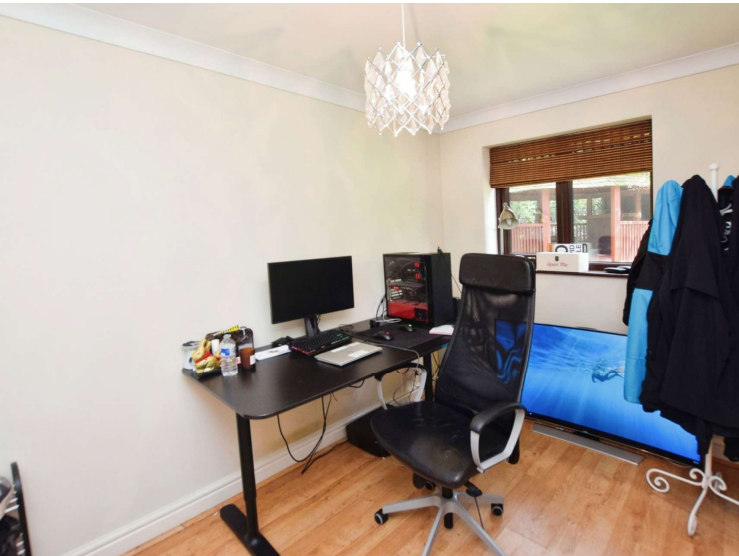
10'4" (3.15m) x 9'6" (2.9m)

**Bathroom**

11'4" (3.45m) x 7'2" (2.18m)











GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 1886 sq.ft. (175.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(84-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79

England & Wales EU Directive 2002/91/EC

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.