

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Northall Road

Approximate Gross Internal Area
Ground Floor = 88.8 sq m / 956 sq ft
First Floor = 62.2 sq m / 671 sq ft
Total = 151.1 sq m / 1627 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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NORTHALL ROAD
BARNEHURST DA7 6JE
Guide price £650,000

rightmove.co.uk
The UK's number one property website

Zoopla.co.uk



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





CLOSE TO BARNEHURST STATION-FANTASTIC PRIMARY SCHOOLS NEARBY

This stunning 4-bedroom semi-detached home offers generous living space, modern comforts, and an unbeatable location, making it the perfect choice for families and commuters alike.

Extended and beautifully maintained throughout, the home boasts a through lounge, creating a seamless flow of space, ideal for entertaining. The kitchen opens into a utility room, adding practicality to everyday living. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and an additional shower room, perfect for busy mornings.

Situated in a highly sought-after location, this property backs directly onto Barnehurst Station, providing exceptionally easy access into London. It's also within close proximity to outstanding local schools, including Mayplace Primary and Burstled Woods, making it an excellent choice for families.

Externally, the home continues to impress with a large driveway, an integral garage, and a well-maintained garden, offering a fantastic outdoor space to relax and unwind.

With its prime location, spacious layout, and immaculate condition, this home is truly a must-see. Book your viewing today!

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

NORTHALL ROAD

BARNEHURST DA7 6JE

- 4 BEDROOM EXTENDED SEMI DETACHED FAMILY HOME
- UPSTAIRS BATHROOM AND SHOWER ROOM
- EASY ACCESS TO BARNEHURST TRAIN STATION
- CLOSE TO GREAT PRIMARY SCHOOLS INCLUDING MAYPLACE AND BURSTLED WOODS
- LARGE DRIVEWAY AND GARAGE
- LOCAL SHOPPING PARADE WALKING DISTANCE
- EPC- D
- 1627 SQ FT
- COUNCIL TAX BAND E
- HIGHLY SOUGHT AFTER LOCATION

