



Situated within walking distance of North Heath Parade, Hazell Holland welcome this rarely available chain free two bedroom detached home coming to market for the first time since being built in 2023. With an open plan lounge/kitchen/diner, ground floor shower room and en-suite shower room to main bedroom well positioned within a stones throw of Ofsted "Outstanding" Barnehurst Junior School and local shops.

**Asking price
£375,000**



Hazell Holland
SALES & LETTINGS

Barnehurst Avenue
Northumberland Heath
Kent
DA8 3NF



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Entrance

Part double glazed entrance door leading in lounge/kitchen/diner

Lounge /Kitchen/Diner

21' x 14'5 x 10' (6.40m x 4.39m x 3.05m)

Two double glazed window to front. Double glazed patio door lead to garden. Laminate wood floor. Two double radiators. Meter cupboard.

Kitchen area: Single drawer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor.

Plumbing for washing machine.

Shower Room

7'3 x 6'8 x 2'9 (2.21m x 2.03m x 0.84m)

Double glazed opaque window to front. Tiled walls. Tiled floor. Shaver point. Chrome heated towel rail. Low level w.c. Vanity hand wash basin. Shower cubicle.

Landing

Laminate wood floor.

Bedroom One

13'7 x 9'9 x 9'5 (4.14m x 2.97m x 2.87m)

Double glazed window to rear. Laminate wood floor. Double radiator. Fitted wardrobe.

En-Suite Shower Room

9'8 x 3'3 (2.95m x 0.99m)

Double glazed sky light. Tiled floor. Tiled walls. Chrome heated towel rail. Vanity hand wash basin. Low level w.c. Shower cubicle.

Bedroom Two

9'8 x 7'8 (2.95m x 2.34m)

Double glazed window to front. Laminate wood floor. Double radiator. Fitted wardrobe. Eaves cupboards.

Rear Garden

19' (5.79m)

Triangular shaped. Paved area. Flower beds. Side access.

Off Street Parking

Driveway providing parking for 1/2 vehicles



Coming to the market for the first time since built in 2023 Hazell Holland offer this rarely available two bedroom detached house. Spanning an impressive 603 square feet, the property features an open plan lounge/kitchen/diner that leads to the rear garden and the added benefit of a ground floor shower room. This delightful home comprises two well-proportioned bedrooms with the main bedroom having the convenience of an en-suite shower room including modern fixtures and fittings. One of the standout features of this property is its proximity to Ofsted "outstanding" Barnehurst Junior School, making it an excellent choice for families with young children.

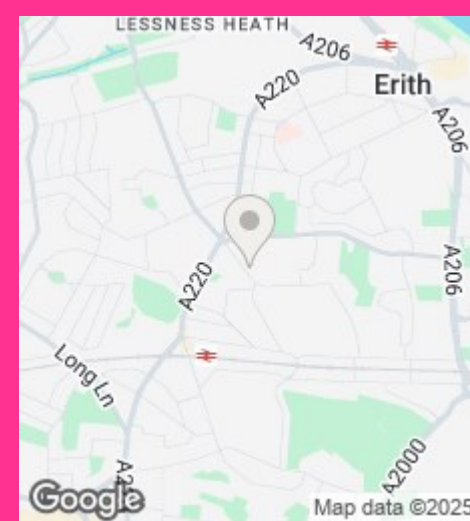
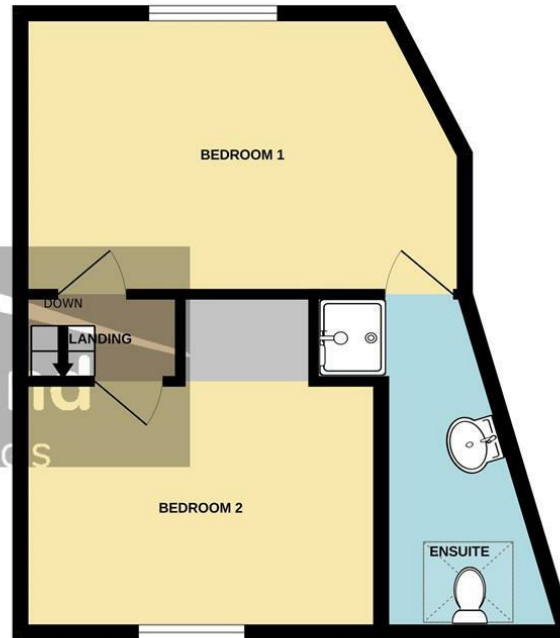
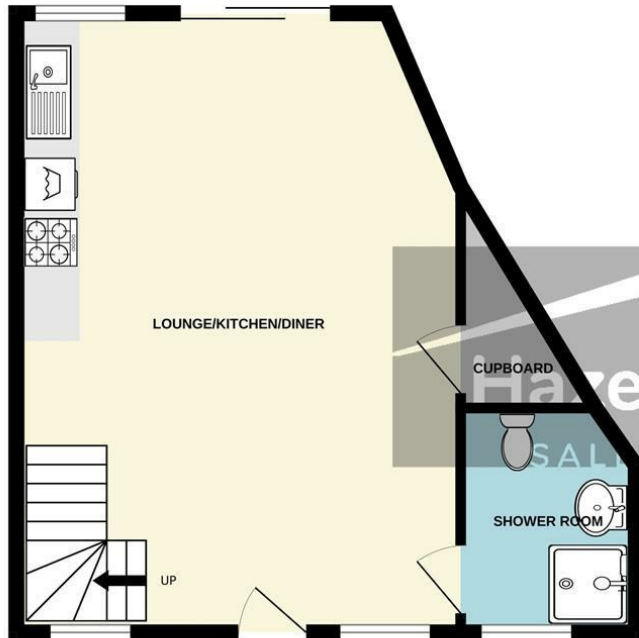
Additionally, the vibrant North Heath Parade is within walking distance, offering a variety of shops and amenities to cater to your daily needs.

Being chain-free, this property presents a smooth transition for potential buyers, allowing for a swift move-in process. Whether you are a first-time buyer or looking to downsize, this home on Barnehurst Avenue is a fantastic opportunity not to be missed. Embrace the chance to own a modern, well-located property in a desirable area.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



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TOTAL FLOOR AREA : 603sq.ft. (56.0 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 plus) A		95
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

