

Westmount Estates



Normanhurst Avenue, Bexleyheath, DA7 4TS

Asking Price £575,000

Westmount Estates have the pleasure in offering this much loved FOUR bedroom semi-detached family home boasting plenty of opportunity for modernising and extending subject to planning permission.

Internally to the ground floor the property comprises of an open plan living room to dining room, fitted kitchen and downstairs w.c. To the first floor you will find four good sized bedrooms and a bathroom with separate toilet. With a large south facing garden to rear, garage with an up and over door and a sizable frontage this property is sure to be in demand.

Please note this property is being sold by a connected person from Westmount Estates.

FRONTAGE

Driveway for off street parking, mainly laid lawn with brick retaining wall.

PORCH

Glass filled wooden entrance door to front, laminate flooring.

ENTRANCE HALL

Window to side, storage cupboard under stairs housing gas meter, radiator, carpeted flooring, stairs to first floor.

DOWNSTAIRS W.C

Low level W.C, wash hand basin, centre light point, extractor fan, laminate flooring.

LIVING ROOM 24'0" x 12'2" (7.33 x 3.73)



An open plan living to dining room, double glazed sliding doors to rear, feature fireplace, centre light points, coving, radiators, skirting, carpeted flooring.

DINING ROOM



An open plan living to Living room, double glazed window to front, feature fireplace, centre light points, coving, radiators, skirting, carpeted flooring.

KITCHEN 12'2" x 8'11" (3.73 x 2.73)



Double glazed window to rear and door to side, a range of eye and base units with roll top worksurfaces, space for free standing cooker washing machine and fridge/freezer, centre light points, extractor fan, tiled walls, radiator, vinyl flooring.

STAIRS TO FIRST FLOOR

Window to front, carpeted stairs.

LANDING

Loft access via hatch, centre light point, radiator, carpeted flooring.

BEDROOM ONE 14'0" x 11'8" (4.28 x 3.58)



Double glazed window to front, built in wardrobes, centre light point, coving, radiator, skirting, carpeted flooring.

BEDROOM TWO 12'3" x 10'10" (3.74 x 3.32)



Double glazed window to rear, built in wardrobes, centre light point, coving, skirting, carpeted flooring.

BEDROOM THREE 10'10" x 6'7" (3.32 x 2.02)



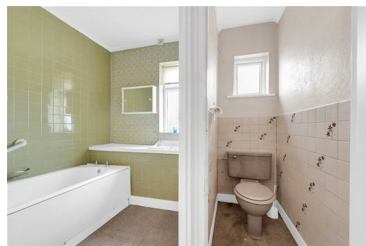
Double glazed window to rear, built in storage, centre light point, coving, skirting, carpeted flooring.

BEDROOM FOUR 7'9" x 6'11" (2.38 x 2.13)



Window to front, centre light point, coving, radiator, skirting, carpeted flooring.

BATHROOM 7'1" x 5'10" (2.16 x 1.79)



Window to side, panel enclosed bath, built in sink with hot and cold taps, centre light point, tiled splash zones, coving, radiator, skirting.

SEPARATE TOILET

Window to side, low level W.C, centre light point, half tiled walls, skirting, carpeted flooring.

LOFT

Partly boarded for storage, boiler.

SOUTH FACING GARDEN

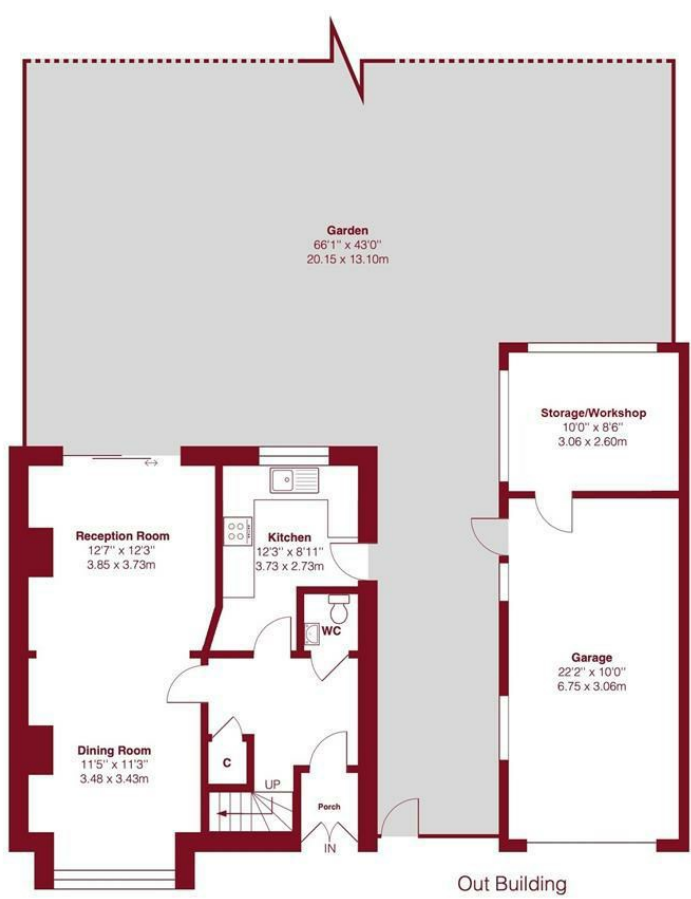


Mainly laid lawn with mature trees to rear and side, large paved seating area, mature apple tree, side access via lockable gate , pond (currently not in use), greenhouse, workshop/storage shed.

GARAGE & WORKSHOP

Up and over door.

Floor Plan

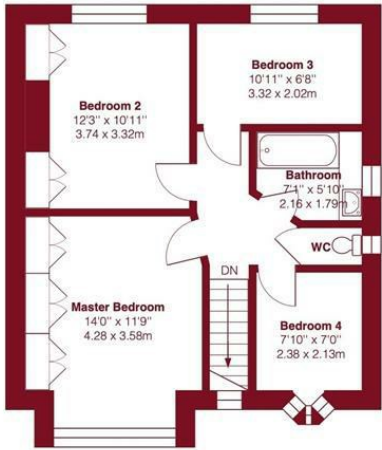


Normanhurst Ave, DA7

Approximate Gross Internal Area
1116 sq ft / 103.7 sq m

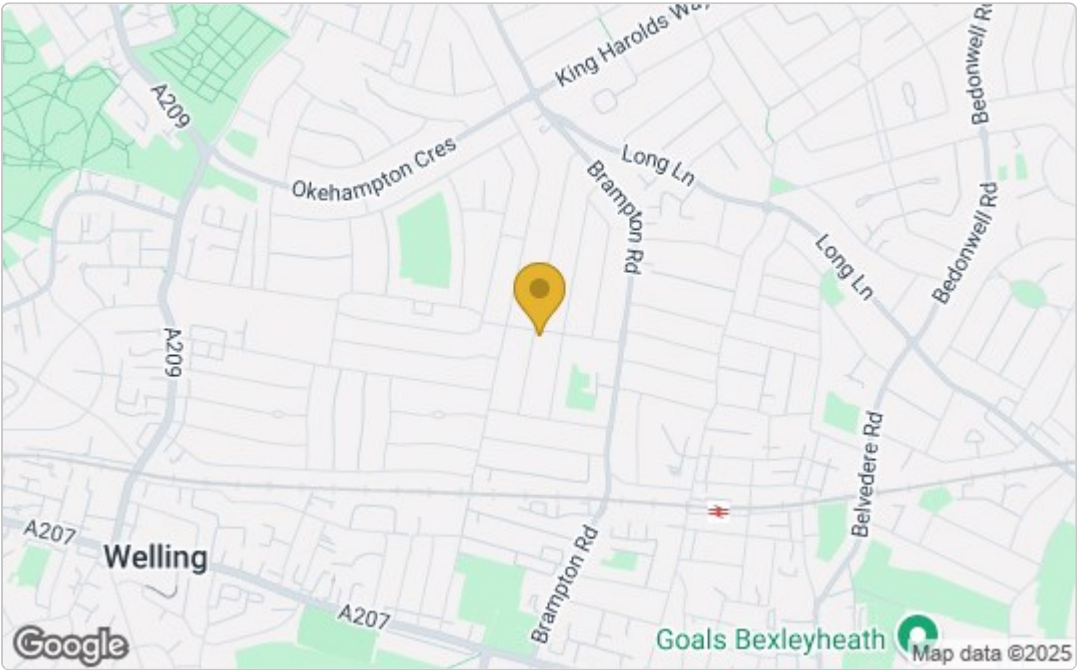
Out Building Area = 313 sq ft / 29.1 sq m

Total Area = 1429 sq ft / 132.8 sq m

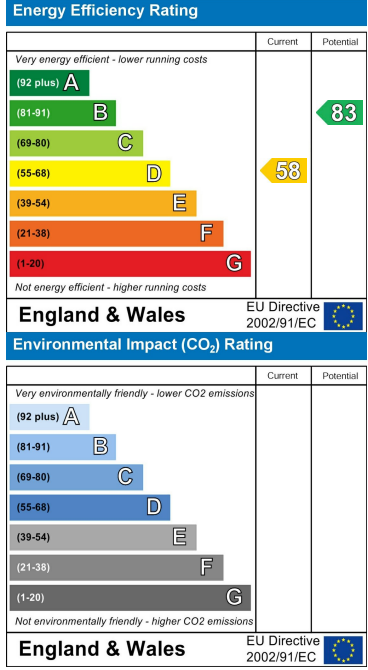


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Area Map



Energy Efficiency Graph



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