



Hilary Close

Northumberland Heath, DA8 3NH

Price Guide £400,000



- Barnehurst/Northumberland Heath borders
- Walking distance to Barnehurst train station
- Low maintenance rear garden
- Garage en bloc
- Floor Area: 943 total sq ft

- Close to local schools, shops & transport
- Well presented
- Three good size bedrooms
- Call Hunters to view
- EPC Rating: D

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**** PRICE RANGE £400,000 - £420,000 ****

Nestled in the desirable area of Hilary Close, Northumberland Heath, this charming end-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 943 total square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are welcomed into a light and airy lounge/diner, perfect for both relaxation and entertaining. The slightly enlarged kitchen on the ground floor provides ample room for culinary pursuits, ensuring that meal preparation is a pleasure rather than a chore. The first-floor bathroom is conveniently located, serving the three bedrooms with ease.

The property is well-presented throughout, reflecting a modern aesthetic that is both inviting and functional. Outside, the low-maintenance rear garden offers a private retreat, ideal for enjoying sunny days or hosting gatherings with friends and family. Additionally, the garage en bloc provides valuable storage or parking options.

Situated on the borders of Barnehurst and Northumberland Heath, this home is conveniently located near local schools, shops, and transport links, including Barnehurst train station, making commuting a breeze.

This end-terrace house is a wonderful opportunity for those looking to settle in a vibrant community. To truly appreciate all that this property has to offer, we invite you to arrange a viewing with Hunters Bexleyheath. Don't miss out on the chance to make this lovely house your new home.

Hilary Close, Erith, DA8

Approximate Area = 722 sq ft / 67.1 sq m

Garage = 133 sq ft / 12.4 sq m

Outbuilding = 88 sq ft / 8.2 sq m

Total = 943 sq ft / 87.6 sq m

For identification only - Not to scale



GROUND FLOOR



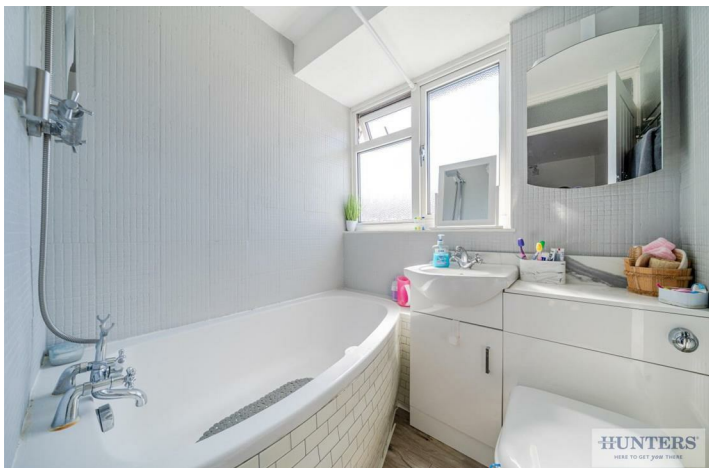
FIRST FLOOR



Certified
Property
Measurer

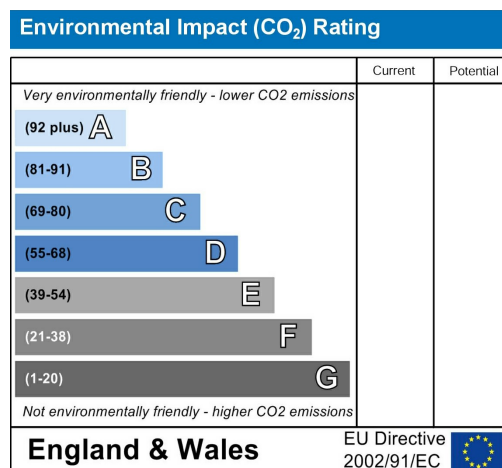
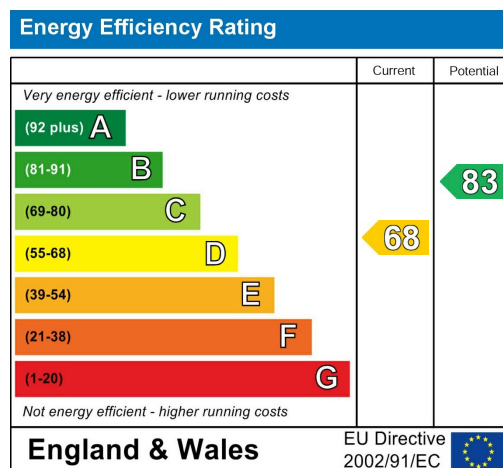
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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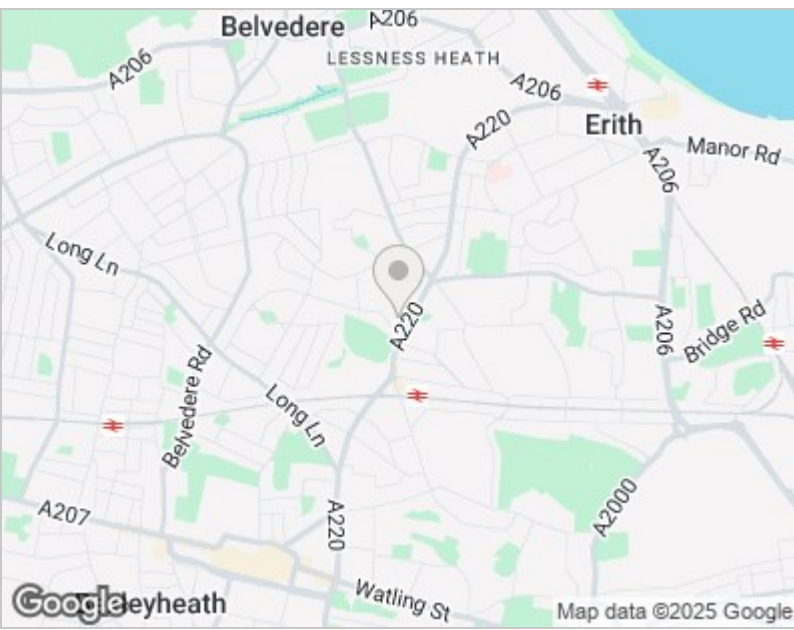
Energy Efficiency Graph



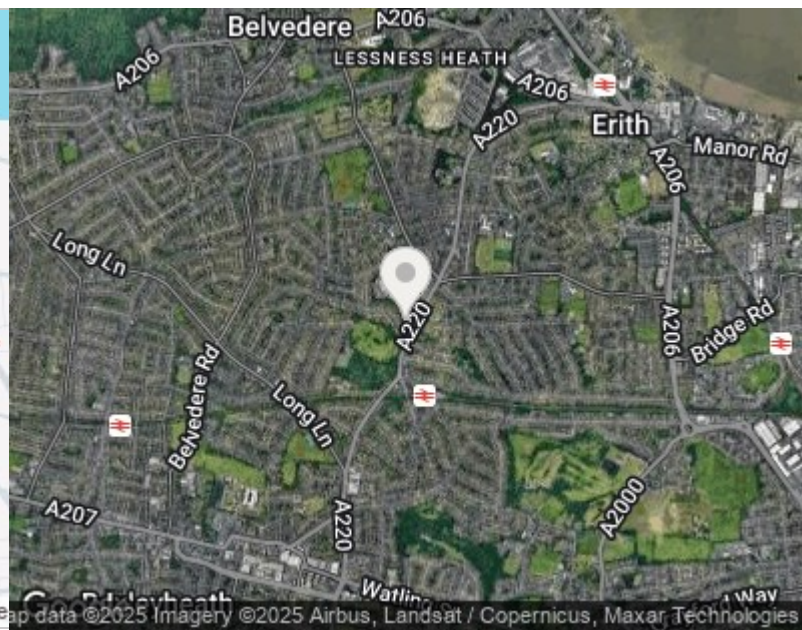
Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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