



# Barnwell Southfleet Avenue

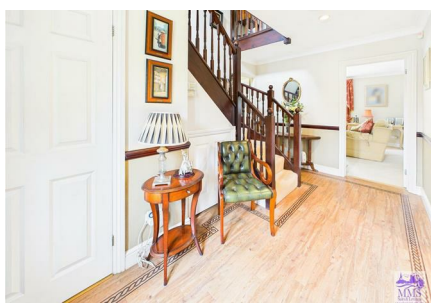
Longfield DA3 7JQ

**Offers Over £790,000**



GUIDE PRICE £790,000 - £800,000

Nestled in the charming area of Southfleet Avenue, Longfield, this impressive detached house offers a delightful blend of comfort and modern living. Spanning an expansive 1,714 square feet, the property boasts three well-proportioned bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience for the homeowners. Constructed in 1987, this residence has been thoughtfully designed to cater to contemporary lifestyles. The ground floor features a spacious lounge and dining area, perfect for entertaining guests or enjoying family time. The kitchen breakfast room is a welcoming space, ideal for casual dining, while a dedicated study provides a quiet retreat for work or study. The property is further enhanced by an integral double garage, providing ample storage and parking options. With parking available for up to six vehicles, this home is perfect for families or those who enjoy hosting visitors. The large South West rear garden is a standout feature, offering dual access from the front and a generous lawn area complemented by a substantial patio, perfect for outdoor gatherings or simply enjoying the tranquil surroundings. The triple-glazed windows not only enhance energy efficiency but also contribute to a peaceful indoor environment. Situated in a highly sought-after location, this property is surrounded by a friendly community and is conveniently close to local amenities. With an EPC rating of D and a council tax band of F, this home presents an excellent opportunity for those seeking a spacious and well-appointed residence in Longfield. Do not miss the chance to make this remarkable property your own.





Area Map



Floor Plans

Ground Floor

Floor 1

Approximate total area<sup>®</sup>

1714 ft<sup>2</sup>

159.3 m<sup>2</sup>

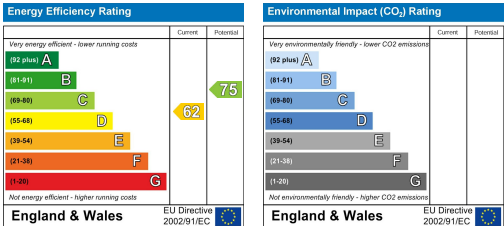
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Graph



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