Spacious 3 double bedroom extended larger than average older style home with further dormer extension potential (stupp) located in the popular North'Heath area with all amenities, schools and stations within convenient distance. Benefits include, two receptions, 11' kitchen, two bathrooms and a 42' rear garden

Guide price £375,000

Hazell Holland
SALES & LETTINGS

Hengist Road
Northumberland Heath
Kent
DA8 1HB

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Entrance Hall
Part glazed wooden entrance door. Wood laminate flooring. Radiator with wooden cover.

Lounge
13'5 to bay x 10'8 (4.09m to bay x 3.25m)
Double glazed bay window to front. Wood laminate flooring. Radiator. Coved ceiling. Ceiling rose.

Dining Room
12'2 x 11'6 (3.71m x 3.51m)
Double glazed door to garden. Part gazed double doors to lounge. Radiator. Wood laminate flooring. Two under stair storage cupboards. Door to kitchen.

Kitchen
11'2 x 7'9 (3.40m x 2.36m)
Double glazed window to side. Range of wall and base units with work surface over. Single stainless stell sink unit with mixer tap. Tiled splash back. Oven, hob and extractor fan. Plumbing for washing machine. Wall mounted boiler. Door to lobby. Double glazed door to garden. Vinyl flooring.

Lobby
Door to bathroom. Vinyl flooring.

Ground Floor Bathroom
7'8 narrowing to 4'3 x 7'4 (2.34m narrowing to 1.30m x 2.24m)
Opaque double glazed window to rear. Three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Radiator. Vinyl flooring.

Landing
Carpet. Radiator. Single width stairs to loft room.

Bedroom 1
14'1 x 10'8 (4.29m x 3.25m)
Two double glazed windows to front. Radiator. Carpet. Storage cupboard.

Bedroom 2
14'5 x 7'9 (4.39m x 2.36m)
Double glazed window to rear. Radiator. Carpet.

Bedroom 3
12'3 x 9'3 (3.73m x 2.82m)
Double glazed window to rear. Carpet. Radiator.

First Floor Bathroom
5'3 x 5'2 (1.60m x 1.57m)
Opaque double glazed window to side. Three piece white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Radiator. Vinyl flooring.

Loft Room
13'3 x 10'10 (4.04m x 3.30m)
Double glazed Velux window to rear.

Rear Garden
42' (12.80m)
Mainly laid to lawn. Patio area. Outside tap. Shed. Rear access.

Guide Price £375,000 to £400,000 Hazell Holland welcome on Hengist Road in the popular area of Northumberland Heath, this mid-terrace house offering a delightful blend of character and potential. Built in 1900, this spacious older style home boasts an impressive 1,141 square feet of living space, making it an ideal choice for families or those seeking room to grow.

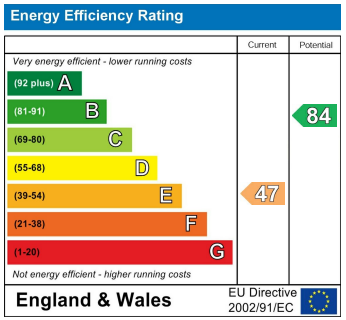
The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for rest and relaxation. Additionally, the house includes two bathrooms, providing convenience for busy households.

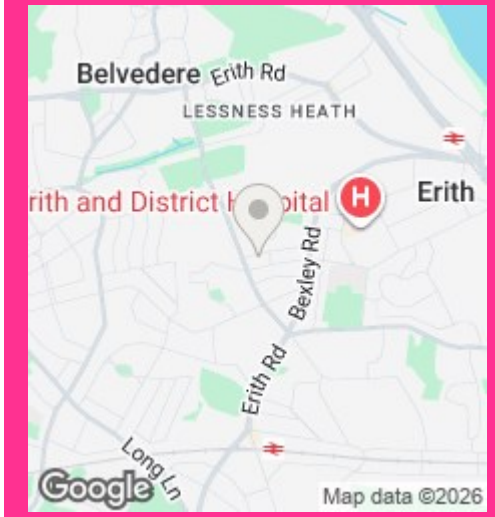
One of the standout features of this home is the potential for a dormer loft extension, allowing you to create additional living space tailored to your needs. While the property requires some modernisation, this presents a wonderful opportunity to put your personal stamp on the home and create a space that truly reflects your style.

Situated within walking distance of North'Heath parade, residents will enjoy easy access to a variety of local shops and amenities. The property is also conveniently located near a local park, schools, and essential road links, making it an excellent choice for families and commuters alike.

In summary, this mid-terrace house on Hengist Road is a fantastic opportunity for those looking to invest in a spacious home with great potential in a desirable location. With a little vision and effort, this property could be transformed into a stunning family residence.

All descriptions, dimensions, references to condition, and other details are provided in good faith and are believed to be correct at the time of publication. However, they do not constitute part of any offer or contract. Prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. No person in the employment of Hazell Holland has any authority to make or give any representation or warranty in relation to this property.





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