

One bedroom ground floor conversion maisonette in the heart of Northumberland Heath. Creating an ideal home for first-time buyers or those seeking a low-maintenance base. With North'Heath Parade, transport links, Barnehurst/Erith Stations and local amenities close by, this property provides convenience and comfort in a popular residential area with the benefit of being chain free.

Guide price £210,000 to £220,000







Hazell Holland
SALES & LETTINGS

Colyers Lane
Northumberland Heath
Kent
DA8 3NP

1

1

1

D

Entrance Hall
Double glazed opaque entrance door. Laminate wood floor. Double radiator.

Lounge
13'9 x 12'7 (4.19m x 3.84m)
Double glazed window to front. Two double glazed windows to side Carpet. Double radiator. Picture rail. Fire place.

Kitchen
7'3 x 5'9 (2.21m x 1.75m)
Double glazed window to side. Laminate wood flooring. Radiator. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Boiler cupboard. Plumbing for washing machine.

Bedroom
12'7 x 8'4 (3.84m x 2.54m)
Double glazed window to side. Carpet. Radiator.

Bathroom
11' x 3'8 (3.35m x 1.12m)
White suite comprising: Panelled bath with mixer tap, shower over and screen. Pedestal wash hand basin. Extractor fan. Laminate wood flooring. Radiator. Tiled walls.

Separate w.c
5' x 3 (1.52m x 0.91m)
Double glazed opaque window to side. Laminate wood flooring. Radiator. Hand wash basin. Low level w.c. Tiled splash back.

Lease
We have been advised by the vendor the property benefits from a share of freehold.

Current lease term is 99 years from 24 June 1990.

We have been advised by the vendor that the lease is being extended with a new term in excess of 900 years upon completion.

Service Charge
£50.00 Per annum including building insurance.







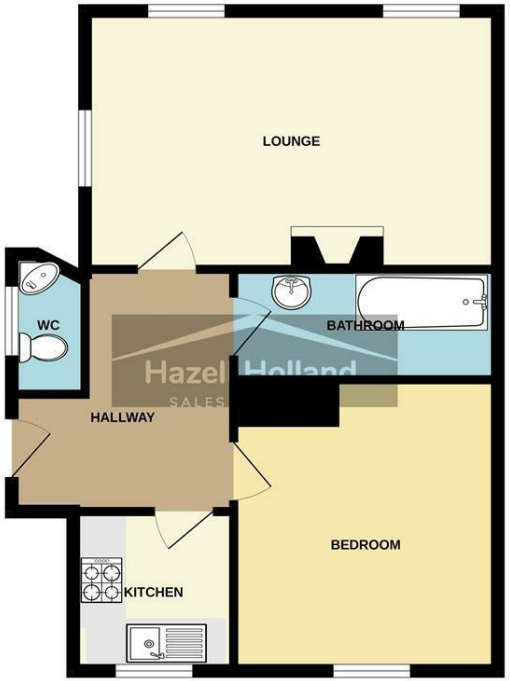
Guide price £210,000 to £220,000 Hazell Holland presents to the market in Colyers Lane in Northumberland Heath, this delightful ground floor conversion maisonette offering a unique opportunity for those seeking a comfortable living space. With a total area of 452 square feet, the property features one well-proportioned reception room, modern fitted white kitchen, one bedroom, and a bathroom and separate w.c. making it ideal for individuals, couples or investors seeking a buy to let opportunity.

The property is conveniently located within walking distance of Northumberland Heath Parade, providing easy access to a variety of local shops and amenities. Additionally, Barnehurst Station is nearby, ensuring excellent transport links for commuters. For those who require further travel options, the M25 & A2 is easily accessible, making this property a practical choice for those who need to travel further afield.

Notably, this property has a rich history, having once been the Old Rectory House, adding a touch of character to the home. Furthermore, there is no onward chain, allowing for a smooth and straightforward purchasing process. This property has a rich history, having once been the lovely old rectory, adding a touch of character and history to your living space. With no onward chain, share of freehold and a 900+ year lease upon completion, this home presents an excellent purchase.

This maisonette presents a wonderful opportunity to acquire a well-located property in a vibrant area, perfect for those looking to enjoy the benefits of both urban and suburban living.

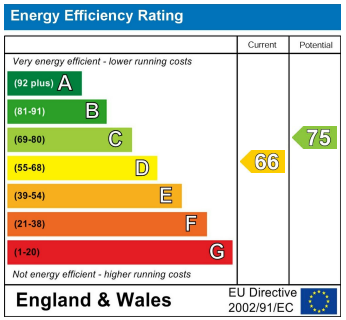
GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

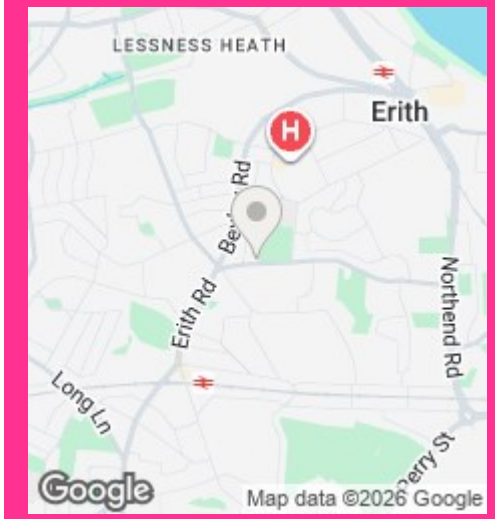


TOTAL FLOOR AREA : 527 sq.ft. (48.9 sq.m.) approx.

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.
Made with Metropix ©2026

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.





CONTACT

93 Crayford Road
Crayford
Kent
DA1 4AS

E: info@hazell-holland.co.uk
T: 01322 907907
www.hazell-holland.co.uk

Hazell Holland
SALES & LETTINGS