

# Hengist Road, Kent, DA8 1EY



901 sq ft

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# The Details...

This beautiful Victorian-style terrace home is situated very conveniently for a range of desirable amenities, including 'Good' and 'Outstanding' Ofsted Rated Schools, plenty of open spaces to enjoy, North'Heath High Street, Erith Town Centre, a selection of bus routes to choose from, a 1 mile walk (or quick bus journey) to Erith or Barnehurst Train Stations... and plenty more amenities.

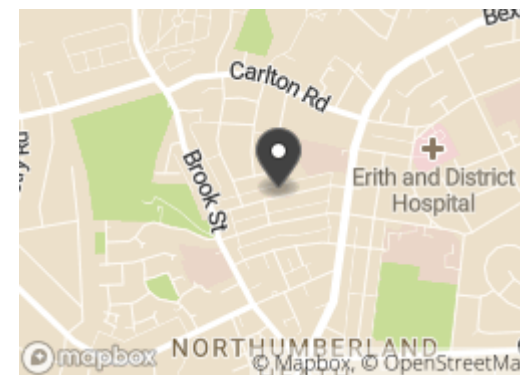
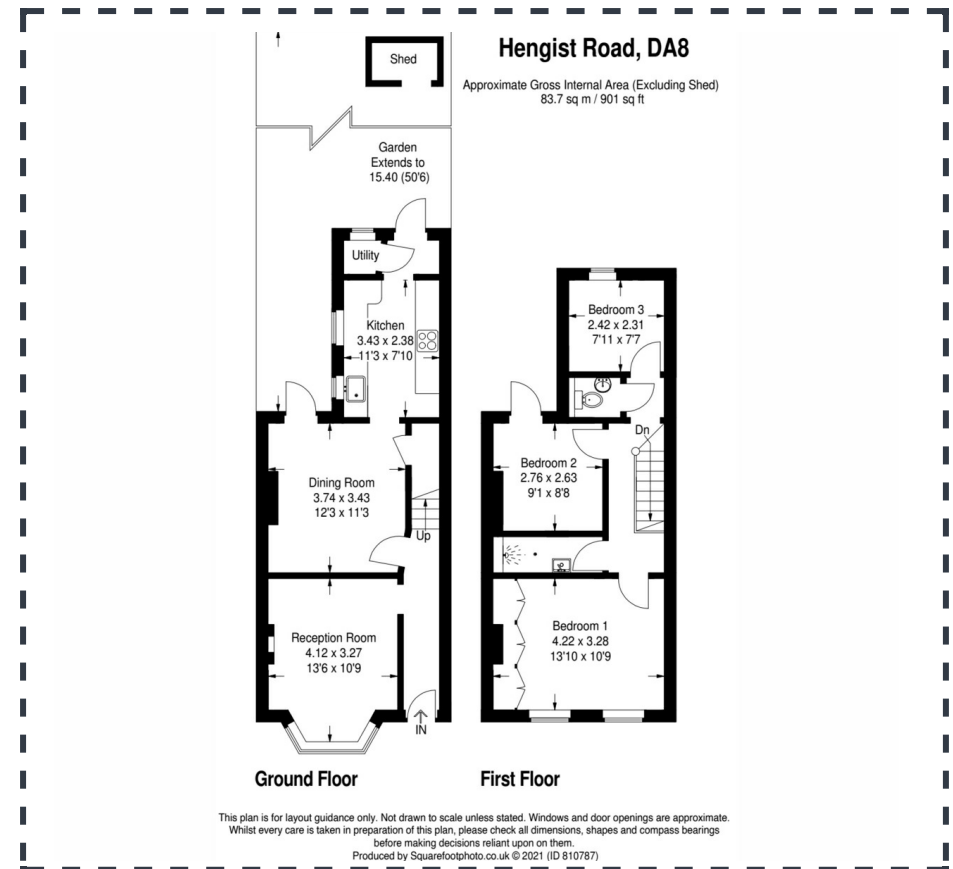
The accommodation briefly comprises of an Entrance Hall, a Lounge, separate Dining Room, Kitchen, Lobby and Utility Cupboard, whilst upstairs there is a Landing, three well-proportioned bedrooms including a generous Master Bedroom, a Wet-Room and a Separate WC. Outside there are both Front & Rear Gardens.

The owners have greatly improved this property during their ownership, modernising every room and making some clever adjustments to the first-floor layout to maximise space. Entering the property, the hall sets the standard for the home – a modern, crisp finish with some hints of Victorianesque features here and there. As you walk into the Lounge, your attention is drawn to a striking part-exposed brick feature chimney breast, which is complimented by fresh, tasteful décor, and a bay window. Moving into the Dining Room, a spacious family-sized room, there is plenty of storage space with alcove shelving and cupboards, and an under-stairs storage area featuring media system for access points around the home. The Kitchen features modern white-gloss units and tile splashbacks, contrasting against walls painted with deep, bold colour to provide a sophisticated appeal. There are two ovens and dishwasher included, space for a Fridge/Freezer, and to the rear is a lobby area plus Utility Cupboard where you can keep noise from the laundry to a minimum.

A sensor illuminates the LED-lit staircase – a touch of modern class, which is also found in the first floor WC and Wet-Room. The Wet Room has been designed with an attention to detail that has to be seen to be appreciated, from custom lit inbuilt storage space, to a custom-made floating sink unit with marble surface. There is a large Master Bedroom with custom-made wall-length wardrobes, and a further two bedrooms.

Plenty of effort went into the 45' Rear Garden too, offering a storage shed, child-friendly lawn, a sheltered patio area, raised flowerbeds, vegetable patch, and an abundance of raspberry bushes for your homemade desserts and jam-making skills!

An all-round great home, perfect if you're looking for a ready-to-move-in property; a true gem in Northumberland Heath, just waiting to be snapped up - probably by the first viewer! Contact James Gorey Estate Agents Today to schedule your viewing!



## Get in touch...



**Paul Fryer**

020 8050 3732

[Paul.fryer@jamesgorey.com](mailto:Paul.fryer@jamesgorey.com)

The details shown are for guidance only and do not form part of the contract. We recommend verifying all details through your solicitor.