




GROUND FLOOR  
APPROX. FLOOR  
AREA 481 SQ.FT.  
(44.6 SQ.M.)

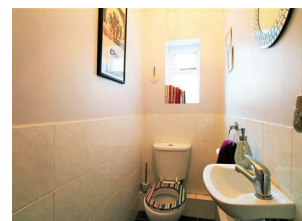
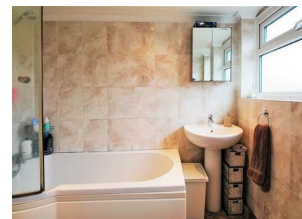


1ST FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



24

HENGIST ROAD  
NORTHUMBERLAND HEATH DA8  
Offers In Excess Of £315,000<sup>1HA</sup>



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The UK's number one property website

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PrimeLocation.com

nTheMarket.com

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





This delightful Victorian terraced home is not only well designed throughout but a fantastic size to go with it. The two perfect ingredients that go a long way. Downstairs there are two separate reception rooms. A snug lounge at the front and a dining room for wining and dining in behind. The kitchen is a fair size and has ample amounts of cupboards and chopping space, making cooking a pleasure rather than a chore. For more convenience the bathroom is on the ground floor with there being a further wc on the first floor. All of the bedrooms are a great size, especially the master room as it is the width of the house. This property also benefits from recently having new windows fitted throughout and has been decorated top to bottom. The garden is relatively private and has an outbuilding ideal for storage to the rear. Even though there is no off street parking to the front, this is possible at the back as it has a rear access road. Close by are an array of different types of shops which serve your very day essentials in life. This is found at the local Northumberland Heath shopping parade. You will also be spoilt for choice with primary and secondary schools. Many to choose from and many with great reputations. Overall this is a great family home, and who knows it could be yours.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## 24 HENGIST ROAD

NORTHUMBERLAND HEATH DA8 1HA

- 3 Bedroom Terraced
- Beautifully Presented
- Downstairs Bathroom
- Upstairs WC
- 2 Reception Rooms
- 890 SQ FT
- EPC D 59

