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\* STUNNING PRESENTATION \* OPEN PLAN LIVING \*

\* LESS THAN 0.5m TO BARNEHURST STATION \* INSULATED GARDEN ROOM \*

\* GARAGE \* OFF STREET PARKING \* EXCEPTIONAL GARDEN \*

\* POTENTIAL TO EXTEND (STPP) \*



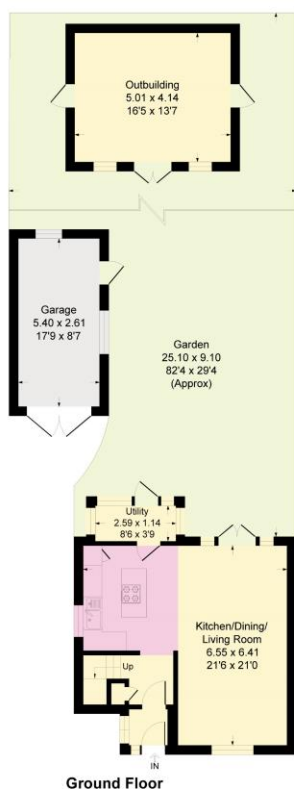
**38 Northumberland Way**  
Erith, DA8 3NN

**£535,000 - £545,000**

Village Estates are delighted to present to the market this beautifully presented family home. Located within 0.5m of Barnehurst Station and top performing local schools. This stunning property features modern open plan living, three bedrooms, an insulated garden room, landscaped front and rear gardens, off street parking a a detached garage and OFFERED CHAIN FREE this property also benefits potential to extend (STPP) call to view this home.



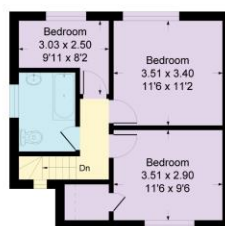
**EPC RATING D**  
**COUNCIL TAX BAND C**



Ground Floor

#### Nothumberland Way, DA8

Approximate Gross Internal Area  
83.4 sq m / 898 sq ft  
Outbuilding = 20.7 sq m / 223 sq ft  
Garage = 14.0 sq m / 152 sq ft  
Total = 118.1 sq m / 1273 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

We understand this property is Freehold.

#### **VIEWING:**

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm**

#### **SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.