



## 10 Wilde Road, Northumberland Heath

- Modern semi detached home
  - Landscaped rear garden
    - Good size lounge
- Quiet location, accessible to the Elizabeth Line
  - Floor Area: 627 sq ft
- Replaced modern kitchen/diner
  - Two double bedrooms
  - Room to extend (STPP)
  - Call Hunters to view
  - EPC Rating: C

**Offers Over £400,000**

**HUNTERS®**

HERE TO GET *you* THERE

**\*\* PRICE RANGE £400,000 - £425,000 \*\***

**\*\* ACCESSIBLE TO ELIZABETH LINE \*\***

Hunters estate agents are delighted to offer to the market this MODERN and VERY WELL presented two DOUBLE bedroom semi detached home.

The property is located within a popular and quiet development in Northumberland Heath, giving you easy access to local schools, shops and transport.

The accommodation on offer comprises of an entrance hall which leads in to the spacious lounge.

To the rear of the home is a MODERN fitted kitchen/dining room, from here you can access the landscaped low maintenance rear garden, complete with decking area!

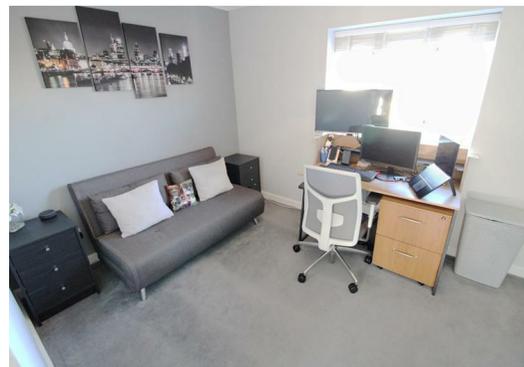
To the first floor there are two good size double bedrooms and the bathroom.

Externally there is off road parking to the side of the property and side access to the garden.

The property previously has planning permission granted for a single rear extension, this has now lapsed however as it was granted once I'm sure it would be again, there are others in the area which have done loft conversions too, so that may also be a possibility, this of course would be subject to planning consent from Bexley council.

The property is in great condition, allowing the next lucky owner to simply move in, unpack and to enjoy their beautiful new home!

Call HUNTERS now to arrange your viewing!





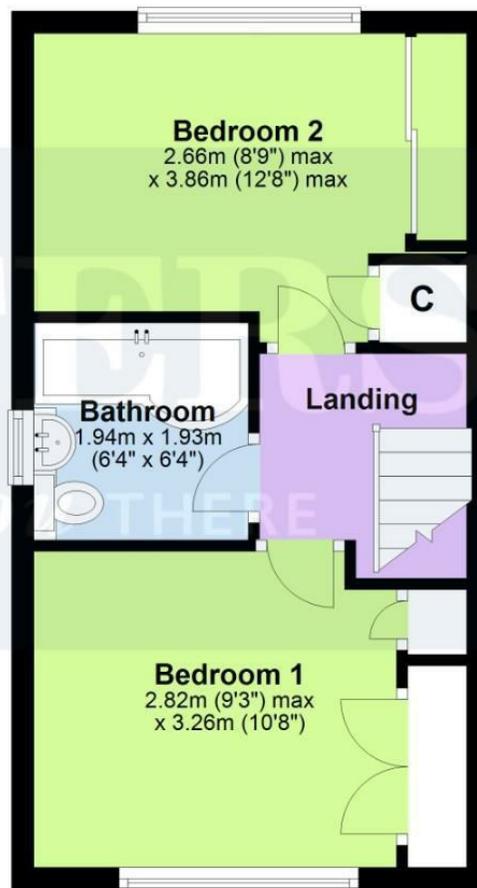
## Ground Floor

Approx. 28.7 sq. metres (309.0 sq. feet)



## First Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 58.3 sq. metres (627.2 sq. feet)

## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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