



BARNEHURST CLOSE

HUNTERS[®]
HERE TO GET *you* THERE

2 Barnehurst Close, Northumberland Heath, Barnehurst, DA8
3NL

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Guide Price £475,000-£500,000

Situated on Barnehurst Close, this charming three-bedroom semi-detached house presents a rare opportunity for prospective buyers. Properties of this nature seldom remain on the market for long, making this an enticing prospect for those seeking a new family home. Offered chain free, this residence is attractively priced between £475,000 and £500,000.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation and entertaining. The kitchen is functional and well-appointed, catering to all your culinary needs and separate dining room. Ascending to the first floor, you will find three good sized bedrooms, ideal for a growing family, along with a family bathroom that serves the household's needs.

The property boasts a garage and private driveway at both the front and side, providing ample parking space. The rear garden is a delightful feature, offering a good-sized outdoor area that has been meticulously maintained, perfect for children to play or for hosting summer gatherings.

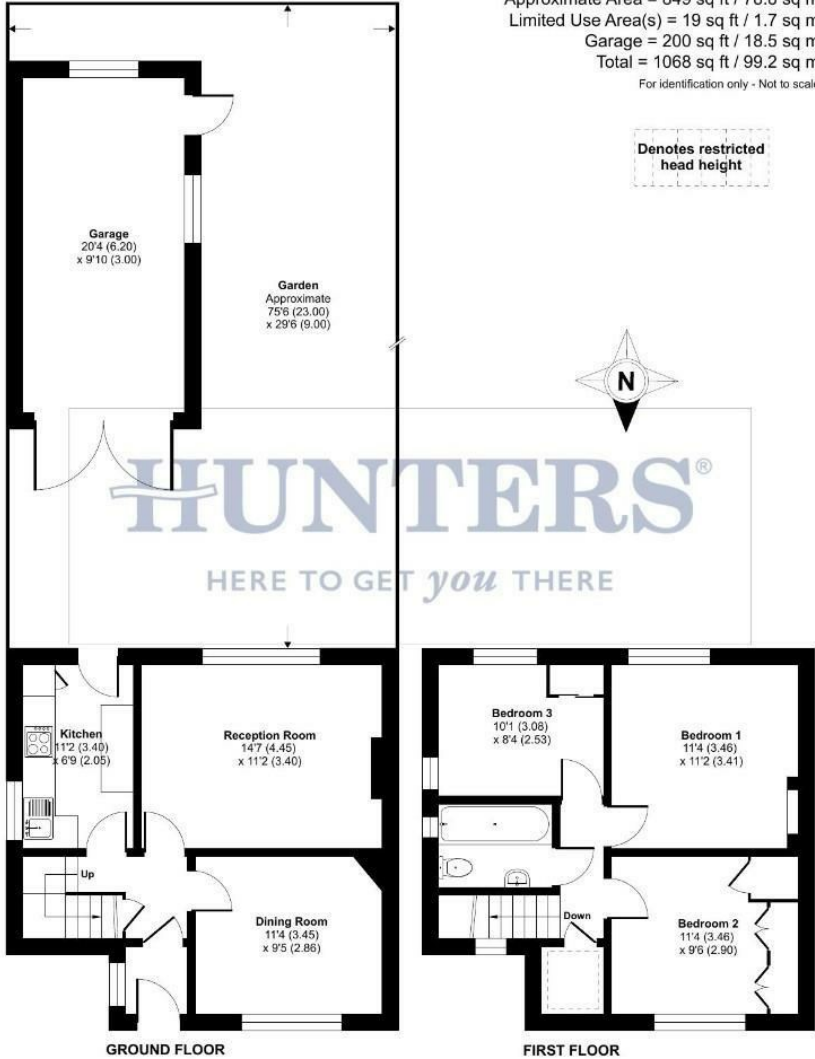
Conveniently located just 0.5 miles from Barnehurst Train Station, this home benefits from excellent transport links, including regular bus services to both Barnehurst and Erith Train Stations. This places you only two stops away from the Elizabeth Line, enhancing your connectivity to London and beyond. Additionally, good rated primary schools are also within easy reach, Northumberland High Street nearby offers a variety of shopping facilities, restaurants, and convenience stores to cater to your everyday needs.

This property is an ideal choice for families looking for a comfortable and well-connected home in a friendly neighbourhood. Do not miss the chance to view this exceptional property; contact Hunters today to arrange a viewing.

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Barnehurst Close, Erith, DA8

Approximate Area = 849 sq ft / 78.8 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 200 sq ft / 18.5 sq m
Total = 1068 sq ft / 99.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1514817

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		75	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	44		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

DINING ROOM

11'4 x 9'5

RECEPTION LOUNGE

14'7 x 11'2

KITCHEN

11'2 x 6'9

BEDROOM ONE

11'4 x 11'2

BEDROOM TWO

11'4 x 9'6

BEDROOM THREE

10'1 x 8'4

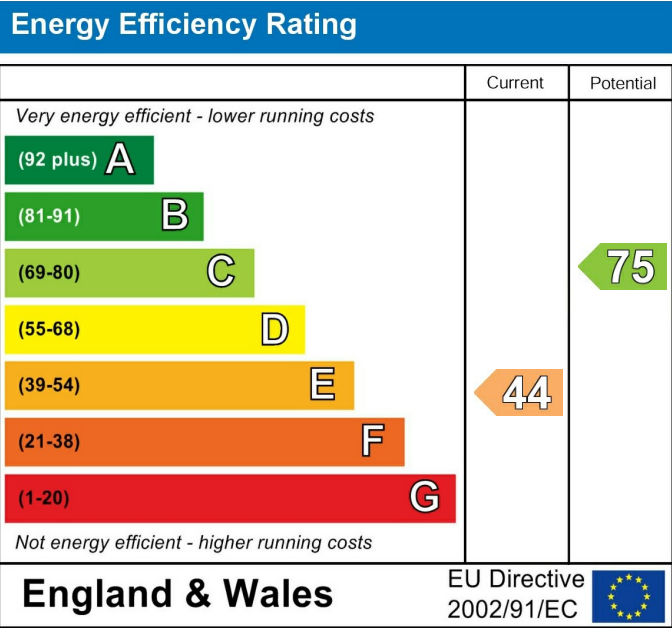
FAMILY BATHROOM

GARAGE TO REAR

20'4 x 9'10

GARDEN

75'6 x 29'6



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. 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.







