

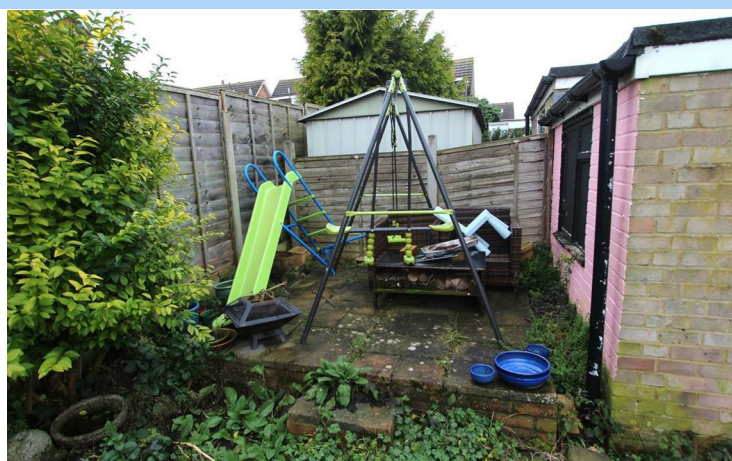


59, Barfield,
Sutton At Hone, DA4

Offers Over £400,000



- 3 BEDROOM EXTENDED FAMILY HOME
- 3 RECEPTION ROOMS
- UPSTAIRS BATHROOM AND GROUND FLOOR SHOWER ROOM
- CENTRAL HEATING AND DOUBLE GLAZING
- OFF ROAD PARKING AND GARAGE
- PRICE RANGE £400,000 - £425,000



59 Barfield, Sutton At Hone, , DA4 9EJ



LOCATION

Located on a residential road within a semi rural village, the village offers a selection of amenities including pub, library, bakers, dentist, news agents, selection of take away and a train station serving London (Victoria)

DESCRIPTION

Price range £400,000 - £425,000

Located in one of Sutton at Hone's most sought after roads is this three bedroom semi-detached extended family home. The accommodation briefly comprises of porch, entrance hall, lounge, dining area, sun room, kitchen and a ground floor shower room. A landing, three bedrooms and a family bathroom can be found on the first floor. Additional features include private drive offering off street parking for 3 cars garage, front and rear gardens.

Please note Abode - the selling agent, have a personal interest in this property.

GROUND FLOOR

PORCH

Double glazed door to front, dual aspect with double glazed leaded windows to front and side, carpet as laid, downlighters.

ENTRANCE HALL

UPVC door to front, carpet as laid, downlighters, stairs to first floor, double doors to lounge



LOUNGE

4.12m x 3.85m (13'6" x 12'7")

Double glazed leaded window to front, double radiator, downlighters, carpet as laid, storage cupboard, television aerial point, real flame gas fire with ornate surround and marble hearth, square archway to dining area.

DINING AREA

3.16 m x 2.54m (10'4" m x 8'3")

Double doors to sun room, carpet as laid, downlighters, double radiator.

SUN ROOM

2.75m x 2.15m (9'0" x 7'0")

Double glazed patio doors to rear garden, carpet as laid, radiator, downlighters



KITCHEN

3.36m x 2.18m (11'0" x 7'1")

Double glazed leaded window to side, downlighters, range of white wall and base units with work surface over, stainless steel single drainer one and a half sink unit with mixer taps, space for fridge-freezer and cooker, plumbed for washing machine.

REAR HALLWAY

Double radiator, carpet as laid, downlighters, UPVC door to side.

GROUND FLOOR SHOWER ROOM

1.88m x 1.25m (6'2" x 4'1")

Double glazed leaded window to rear, radiator, downlighters, laminate wood flooring, three piece suite comprising of wall mounted wash hand basin, LLWC, fully enclosed translucent shower cubicle.



LANDING

BEDROOM ONE

4.06m x 2.7m (13'3" x 8'10")

Double glazed leaded window to front, radiator, carpet as laid, full height built in mirror fronted wardrobes

BEDROOM TWO

2.83m x 2.76m (9'3" x 9'0")

Double glazed leaded window to rear, radiator, carpet as laid, storage cupboard.

BEDROOM THREE

3.21m x 2.05m (10'6" x 6'8")

Double glazed leaded window to front, radiator, carpet as laid, storage cupboard.

FAMILY BATHROOM

1.88m x 1.87m (6'2" x 6'1")

Double glazed leaded window to rear, fully tiled walls, laminate wood flooring, downlighters, double radiator, extractor fan, three piece white suite comprising LLWC, wash hand basin set into vanity unit, panelled bath with mixer taps.

EXTERIOR

REAR GARDEN

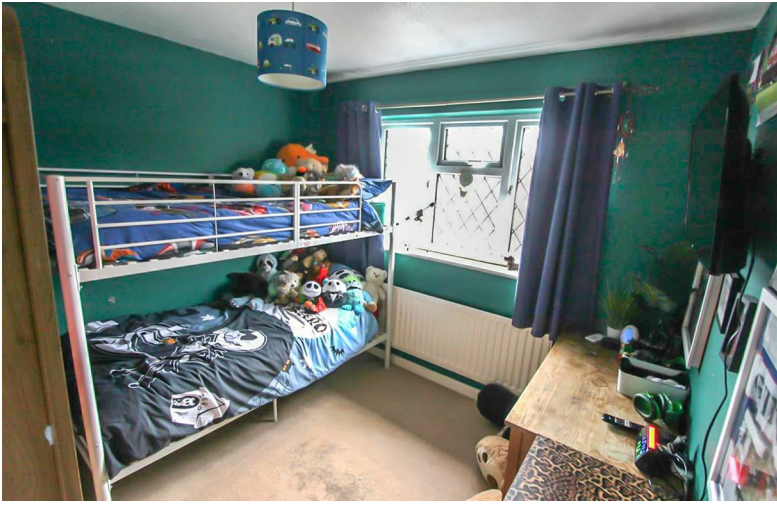
9.75m x 4.78m (31'11" x 15'8")

Lawned area bordered by flower beds with elevated patio at rear, pedestrian access to driveway

DRIVEWAY

Private driveway to side for three cars leading to garage





GARAGE

Garage at rear of driveway with up and over door.

LOCAL AUTHORITY

Dartford Borough Council

Council Tax band D - £2214.34 2024/2025

UTILITIES

Mains gas, electricity, water and drainage

BROADBAND AND MOBILE SIGNAL

Mobile signal reported as limited with EE, three, O2 and Vodafone outdoor signal: Likely signal with EE, Three, O2 and Vodafone

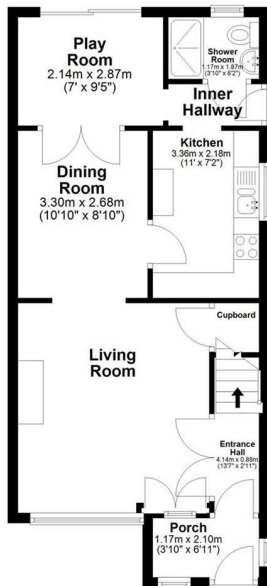
Standard and Superfast available via Openreach.

This information supplied by Ofcom 13.02.2025

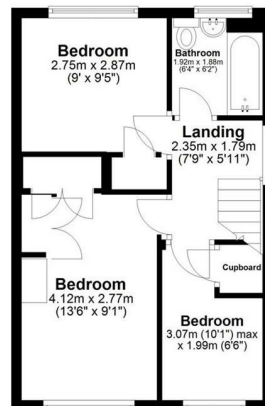
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Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

184 Parrock Street
Gravesend
Kent
DA12 1EN

www.sealeys.co.uk

Email: sales@sealeys.co.uk

Tel: 01474 369368



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