



£350,000 Freehold



Selkirk Drive, Erith



PROPERTY DESCRIPTION

THIS HOUSE IS CURRENTLY A WORK-IN-PROGRESS DUE TO BE COMPLETED TO A VERY HIGH STANDARD BEFORE COMPLETION.

RE/MAX SELECT are delighted to offer for sale this mid-terrace house, close to schools, amenities, and transport links including Slade Green station. The property comprises 2 DOUBLE BEDROOMS, large lounge, luxury fitted kitchen, luxury family bathroom, off street parking, and approximately 40ft rear garden. Further benefits include large porch, double glazing, and underfloor heating. CHAIN FREE!

otal Internal Area approx: 663.05 sq ft (61.60 sq m). EPC Rating E43

FEATURES

- Terraced house
- 2 bedrooms
- Large living room
- Luxury kitchen
- Upstairs family bathroom
- 40ft (approx) rear garden
- Off street parking
- CHAIN FREE!





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Engineered wood flooring with underfloor heating; double glazed windows.

Living Room

5.52m x 3.60m (18' 1" x 11' 10") Engineering wood flooring with underfloor heating; double glazed windows.

Kitchen

3.65m x 2.73m (12' 0" x 8' 11") Engineering wood flooring with underfloor heating; range of stainless steel base units with wood worktops; feature exposed brick wall; fitted electric hob, fitted oven, stainless steel sink, double glazed patio doors.

FIRST FLOOR

Landing

Carpeted; access to loft.

Bedroom

3.63m x 2.93m (11' 11" x 9' 7") Carpeted, radiator, double glazed windows.

Bedroom

3.65m x 2.77m (12' 0" x 9' 1") Carpeted, radiator, double glazed windows.

Family Bathroom

2.70m x 1.45m (8' 10" x 4' 9") Tiled flooring, tiled walls; bath with mixer taps and thermostatic rainfall attachment; vanity unit with wash-hand basin, w/c, wall-mounted vanity unit; large airing cupboard housing water tank.

EXTERNAL

Front Garden

Off street parking; mature shrubs and bushes.

Rear Garden

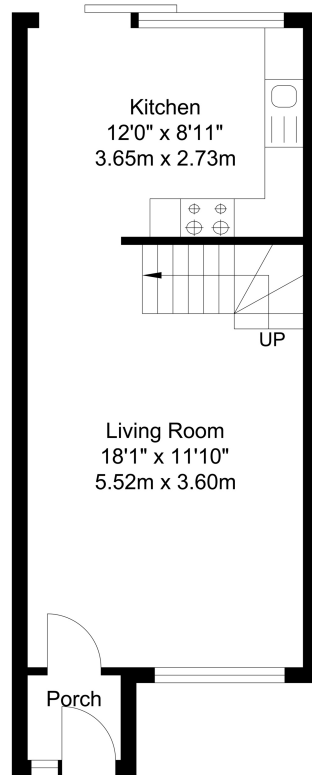
Approximately 40ft; patio; rear access.

Information:

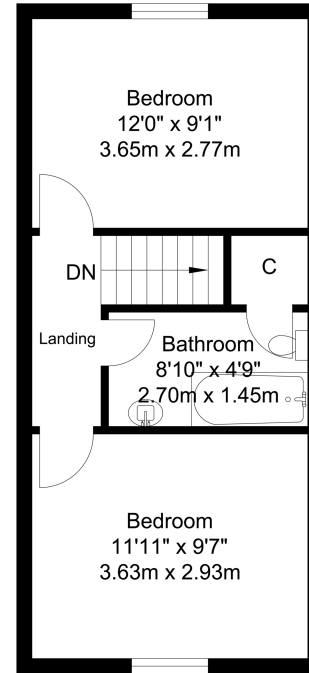
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Ground Floor
Approximate Floor Area
339.49 SQ.FT.
(31.54 SQ.M.)



First Floor
Approximate Floor Area
323.56 SQ.FT.
(30.06 SQ.M.)

TOTAL APPROX FLOOR AREA 663.05 SQ. FT / 61.60 SQ. M
For Identification Purposes Only.

