



£475,000 Freehold



Belmont Road, Erith



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached bungalow refurbished to a high standard situated on a popular residential road close to schools, amenities, and transport links.

This immaculate property comprises 3 bedrooms, large open-plan kitchen/living room, and family bathroom. Further benefits include off street parking for 2 cars, garage, double glazing, gas central heating, and 35ft (approx) rear garden.

Total Internal Area approx: 876.07 sq ft (81.39 sq m).





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, radiator, storage cupboard.

#### Kitchen / Living Room

6.33m x 5.30m (20' 9" x 17' 5") Laminate flooring, ceiling coving; range of soft-closing gloss wall and base units with granite-effect worktops and upstands; island with granite-effect worktops; stainless steel sink and drainer unit; fitted gas hob, stainless steel extractor hood, integrated dishwasher, integrated fridge, integrated freezer, electric fireplace, 2 radiators, double glazed windows, double glazed patio doors.

#### Bedroom

4.11m x 3.35m (13' 6" x 11' 0") Carpeted, ceiling coving, fitted wardrobes, double glazed windows.

#### Bedroom

3.64m x 2.66m (11' 11" x 8' 9") Carpeted, ceiling coving, radiator, double glazed Velux skylight.

#### Bedroom

2.63m x 1.80m (8' 8" x 5' 11") Carpeted, ceiling coving, radiator, double glazed windows.

#### Bathroom

2.24m x 1.76m (7' 4" x 5' 9") Ceramic tiled walls and floors, with underfloor heating; ceiling coving; large walk-in shower enclosure with thermostatic wall-pumped rainfall attachment; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan; double glazed window with blinds.



### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 35ft; patio, lawn, outdoor tap, outdoor lighting.

#### Garage

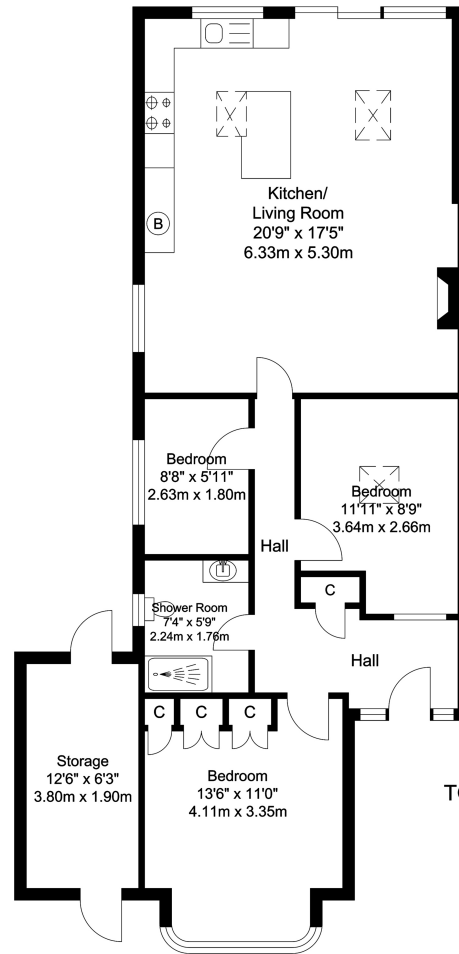
3.80m x 1.90m (12' 6" x 6' 3") Hinged garage door; electrical power and lighting.

#### Information:

- Council Tax: Band E



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
876.07 SQ.FT.  
(81.39 SQ.M.)

TOTAL APPROX FLOOR AREA 876.07 SQ. FT / 81.39 SQ. M  
For Identification Purposes Only.

