



Guide Price £450,000 Freehold



35 Plaxtol Road, Erith, Kent DA8 1NJ



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious semi-detached house, close to schools, amenities, and transport links. The property comprises 3 bedrooms, living room, dining room, kitchen, conservatory, and upstairs family bathroom.

Further benefits include double glazing, garage, 50ft (approx) rear garden, and off street parking. Total Internal Area approx: 1,135.16 sq ft (105.46 sq m). CHAIN FREE

FEATURES

- Semi detached house
- 3 bedrooms
- Upstairs family bathroom
- Off street parking
- 70ft (approx) rear garden
- CHAIN FREE





ROOM DESCRIPTIONS

Ground Floor

Porch

Carpeted.

Entrance Hall

Carpeted, radiator.

Living Room

Carpeted, radiator, double glazed bay window.

Dining Room

Carpeted, radiator; double glazed patio doors to conservatory.

Conservatory

Laminate flooring, double glazed windows; double glazed patio doors to rear garden.

Kitchen

Vinyl flooring, double glazed windows; range of wood wall and base units with granite-effect worktops; stainless steel sink and drainer unit with mixer tap, gas cooker, washing machine, fridge, freezer; pantry cupboard.

First Floor

Landing

Carpeted, double glazed windows; access to part-boarded and insulated loft with drop-down ladder and light.

Bedroom

Carpeted, radiator, double glazed bay window, fitted wardrobes.

Bedroom

Carpeted, radiator, double glazed windows; cupboard housing combination boiler.

Bedroom

Carpeted, radiator, double glazed windows.

Family Bathroom

Carpeted, tiled walls, double glazed windows; large shower enclosure; vanity wash-hand basin with mixer tap; radiator, heated towel-rail, extractor fan.

Cloakroom

Carpeted, part-tiled walls, double glazed window, w/c.



Exterior

Front Driveway

Off street parking for one car.

Rear Garden

Approximately 70ft; patio, lawn, pond; range of flowerbeds, shrubs and mature trees.

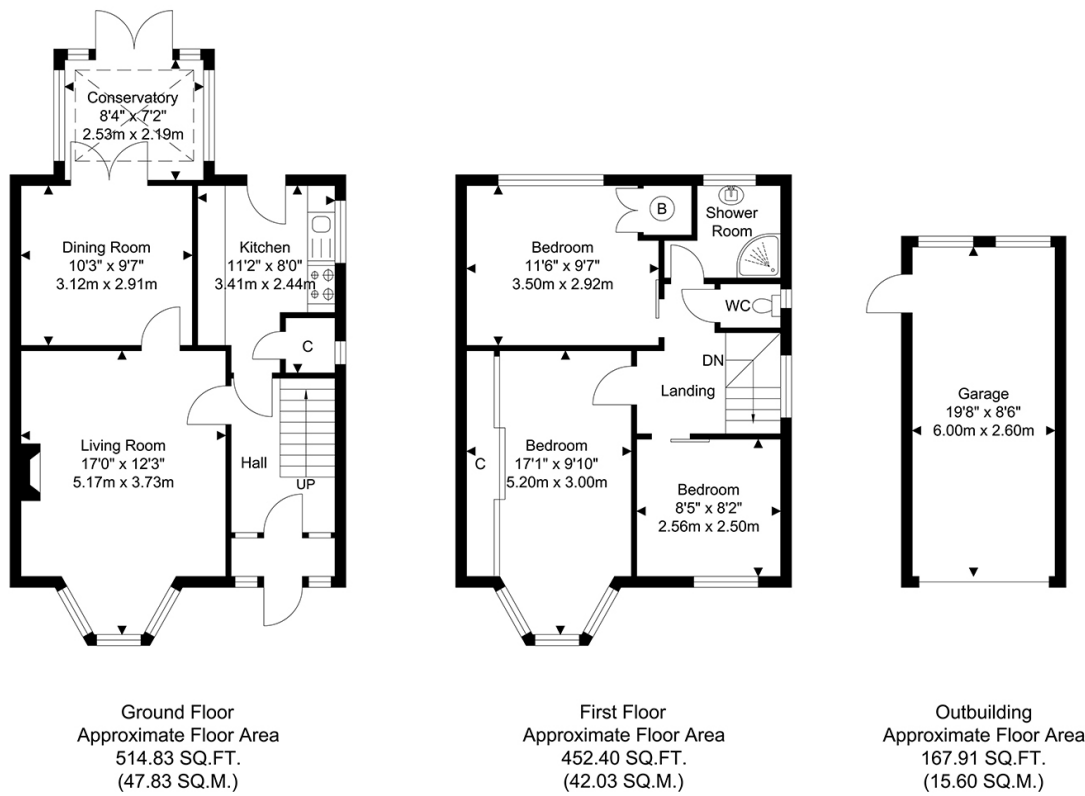
Garage

Electrical power; up-and-over door.

Information

- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.6 miles (approx) to Abbey Wood Station & Crossrail / Elizabeth Line
- Council Tax: Band E
- CHAIN FREE

FLOORPLAN



TOTAL APPROX FLOOR AREA 1135.16 SQ. FT / 105.46 SQ. M
For Identification Purposes Only.

