

## £525,000 Bexley Road, Erith, Kent, DA8 3SP





AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

## **Christopher Russell Property Services** 33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk





Beautifully presented four bedroom period house retaining many original features situated in a convenient location providing good access to local shops and transport facilities including Erith Train Station.

The accommodation comprises; long entrance hall, through lounge, open planned kitchen/diner, bathroom with w.c on the ground floor with four bedrooms on the fist floor which the main bedroom has an en suite shower room.

The property has huge potential to extend into the loft space like some of the neighbouring houses, which can then create a huge main bedroom with an en-suite or another two bedrooms.

Externally the property has a larger than average rear garden but only a part of it is used by the owners which they have landscaped for low maintenance.

Internally the property has been exceptionally well maintained and modernised throughout.

There is ample non permitted street parking.

Council Tax Band D.

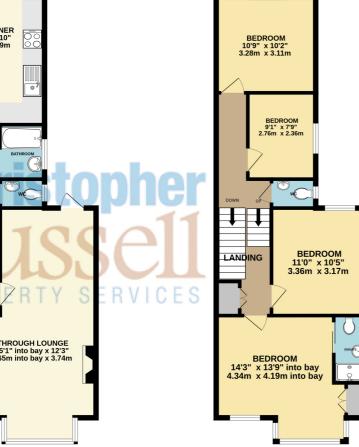
BASEMENT 116 sq.ft. (10.8 sq.m.) approx.

1

CELLAR

GROUND FLOOR 643 sq.ft. (59.7 sq.m.) approx 1ST FLOOR 648 sq.ft. (60.2 sq.m.) appro





TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other tems are approximate and no responsibility is taken for any error, onission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with therook c62024









