



£525,000

Bexley Road, Erith, Kent, DA8 3SP

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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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 first 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.



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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 items are approximate and no responsibility is taken for any error, omission 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			