



£425,000 Freehold



Newbery Road, Erith, Kent DA8 2BY



## PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this well presented double-fronted semi-detached house, situated in a popular residential road close to schools, amenities, and transportation links, including Slade Green station. This spacious property comprises 3 bedrooms, good-sized living room, dining room, fitted kitchen, conservatory, upstairs family bathroom, and downstairs cloakroom.

Further benefits include double glazing, gas central heating, rear garden, and off street parking for at least 2 cars. Total Internal Area approx: 1,092.75 sq ft (101.52 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to entrance hall.

#### Entrance Hall

Carpeted, radiator; carpeted stairs leading to first floor.

#### Living Room

5.46m x 3.64m (17' 11" x 11' 11") Carpeted, radiator; electric fire with surround; double glazed windows; double glazed doors leading to rear garden.

#### Dining Room

3.58m x 1.96m (11' 9" x 6' 5") Wood-effect flooring, radiator, understairs storage cupboard; storage cupboard with space and connections for dryer; double glazed window.

#### Kitchen

3.40m x 3.36m (11' 2" x 11' 0") Tiled flooring, tiled walls; range of wall and base units with complementary worktops; sink with drainer unit and mixer tap; built-in oven/grill; gas hob with integrated extractor hood; space and connections for dishwasher; space and connections for washing machine; double glazed windows.

#### Cloakroom

Tiled walls, w/c, double glazed frosted window.

#### Conservatory

3.45m x 2.77m (11' 4" x 9' 1") Wood-effect flooring, double glazed windows; double glazed doors leading to rear garden.

### First Floor

#### Landing

Carpeted, radiator, double glazed windows; access to loft.

#### Bedroom

3.68m x 3.63m (12' 1" x 11' 11") Carpeted, built-in wardrobes, radiator, double glazed windows.

#### Bedroom

3.43m x 3.42m (11' 3" x 11' 3") Carpeted, radiator, double glazed windows.

#### Bedroom

2.71m x 2.48m (8' 11" x 8' 2") Carpeted, radiator, double glazed windows.

#### Family Bathroom

1.95m x 1.67m (6' 5" x 5' 6") Tile-effect flooring, tiled flooring; panelled bath with mixer tap and electric shower over; wash-hand basin with mixer tap; double glazed frosted windows.

#### Cloakroom

Tile-effect flooring, tiled walls, w/c, double glazed frosted windows.

### External

#### Front Driveway

Off street parking.

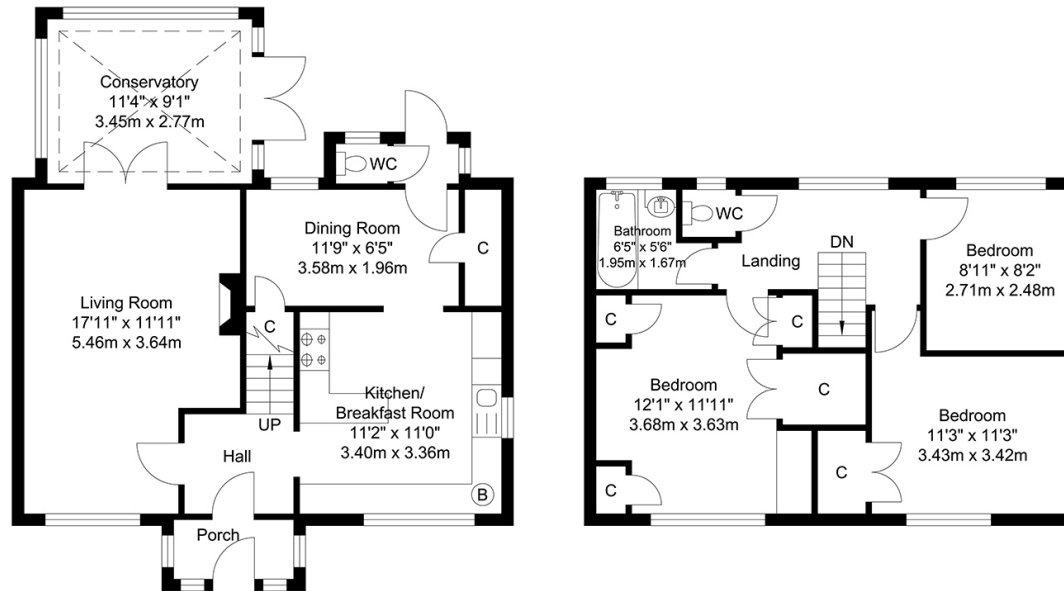
#### Rear Garden

Approximately 50ft; patio area, lawn; mature bushes, shrubs and trees; 2 sheds.

#### Information

- 0.3 miles (approx) to Slade Green Station with Thameslink
- 0.8 miles (approx) to Erith Station (2 stops to Crossrail / Elizabeth Line)
- 240ft (approx) to Craydene Open Space
- 0.6 miles (approx) to Erith town centre
- Council Tax: Band C

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
620.21 SQ.FT.  
(57.62 SQ.M.)



First Floor  
Approximate Floor Area  
472.53 SQ.FT.  
(43.90 SQ.M.)

TOTAL APPROX FLOOR AREA 1092.75 SQ. FT / 101.52 SQ. M  
For Identification Purposes Only.

