



£395,000 Freehold



Holly Hill Road, Erith, Kent DA8 1QD



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented double-fronted terraced house, close to amenities including Northumberland Heath shops, schools, and transport links including Erith Station.

This property comprises 3 bedrooms, large living room/family room, fitted kitchen, family bathroom, separate cloakroom, storage/utility room, and approximately 45ft south-facing rear garden. Further benefits include double glazing and gas central heating.

Total Internal Area approx: 1,211.69 sq ft (112.57 sq m).





ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, double glazed windows; carpeted stairs leading to first floor.

Living Room

Laminate flooring, radiator, double glazed windows; double glazed sliding door leading to conservatory.

Conservatory

Laminate flooring; space and connections for washing machine; space and connections for dryer; double glazed windows; door leading to rear garden.

Kitchen

Tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; range-style gas cooker/oven; stainless steel extractor hood; sink and drainer unit with mixer tap; radiator, double glazed windows.

Utility Area

Tiled flooring; understairs storage cupboard; door leading to conservatory.

First Floor

Landing

Carpeted; access to loft.

Bedroom

Laminate flooring, radiator, storage cupboard, double glazed windows.

Bedroom

Laminate flooring, radiator, double glazed windows.

Bedroom

Laminate flooring, radiator, double glazed windows.

Family Bathroom

Tiled flooring, tiled walls; panelled bath with mixer tap and thermostatic rainfall shower fitting; wash-hand basin with mixer tap; heated-towel rail, double glazed frosted windows.

External

Rear Garden

Approximately 45ft, south-facing; patio, lawn, outdoor tap, outdoor light.

Outbuilding

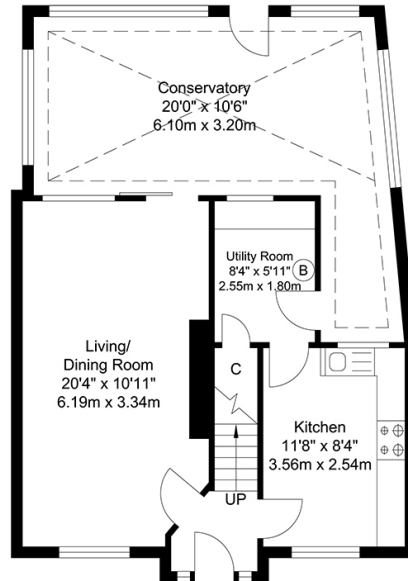
Double glazed windows.

Information

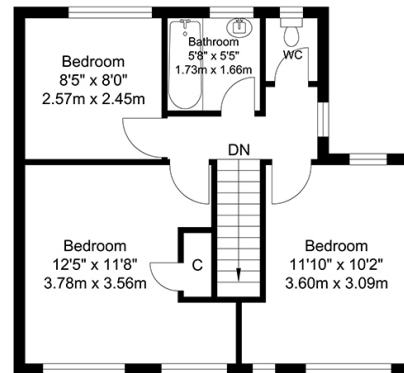
- 0.7 miles (approx) to Erith Station (2 stops to Crossrail / Elizabeth Line; 1 stop to Thameslink)
- 0.6 miles (approx) to Belvedere station (1 stop to Crossrail / Elizabeth Line; 1 stop to Thameslink)
- 0.5 miles (approx) to Nuxley Village shops & amenities
- 0.8 miles (approx) to Erith town centre
- Council Tax: Band C



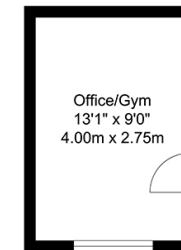
FLOORPLAN



Ground Floor
Approximate Floor Area
682.43 SQ.FT.
(63.40 SQ.M.)



First Floor
Approximate Floor Area
410.85 SQ.FT.
(38.17 SQ.M.)



Outbuilding
Approximate Floor Area
118.40 SQ.FT.
(11.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1211.69 SQ. FT / 112.57 SQ. M
For Identification Purposes Only.

