



£550,000 Freehold



198 Avenue Road, Erith, Kent DA8 3BW



PROPERTY DESCRIPTION

RE/MAX Select are delighted to offer for sale this extended semi-detached house on a larger than usual plot, close to schools, amenities, and transport links; with scope to add further value. The property comprises 4 bedrooms, through-lounge, extended kitchen/family room, family bathroom, and cloakroom.

Further benefits include off street parking for 5 cars, approximately 20ft south-facing garden, double-glazing, and gas central heating. POTENTIAL TO EXTEND STPP! Total Internal Area approx: X sq ft (Y sq m). EPC Rating D66





ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, radiator; double glazed door with stained glass panels to either side.

Living Room

Leading to Dining Room; laminate flooring, ceiling coving, double glazed bay window, radiators; gas fireplace with tile hearth, tile surround and wooden mantle.

Dining Room

Leading from Living Room; laminate flooring, ceiling coving, radiator, large storage cupboard; double glazed patio doors leading to Family Room.

Family Room

Leading to Kitchen; carpeted, double glazed, double glazed velux-style window; double glazed patio doors leading to Rear Garden.

Kitchen

Leading from Family Room; laminate flooring; range of gloss wall and base units with granite-effect worktops; stainless steel 1½ bowl sink and drainer unit with mixer tap; space for range-style cooker; space and connections for American-style fridge/freezer.

Bathroom

Fully tiled, w/c; wash-hand basin with mixer tap; bath with mixer tap, rainfall shower attachment and screen; extractor fan.

Cloakroom

Fully tiled, w/c, wash-hand basin with mixer tap.

First Floor

Landing

Carpeted; access to part-boarded loft with drop-down ladder and light.

Bedroom

Carpeted, radiator, double glazed bay window.

Bedroom

Carpeted, radiator, double glazed window.

Bedroom

Carpeted, radiator, double glazed window.

Bedroom

Carpeted, radiator, double glazed window.

Exterior

Office

Double glazed, electrical power; space and plumbing for washing machine.

Driveway

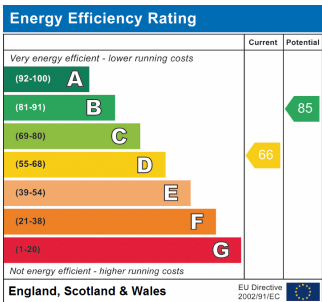
Off street parking for 4 cars.

Rear Garden

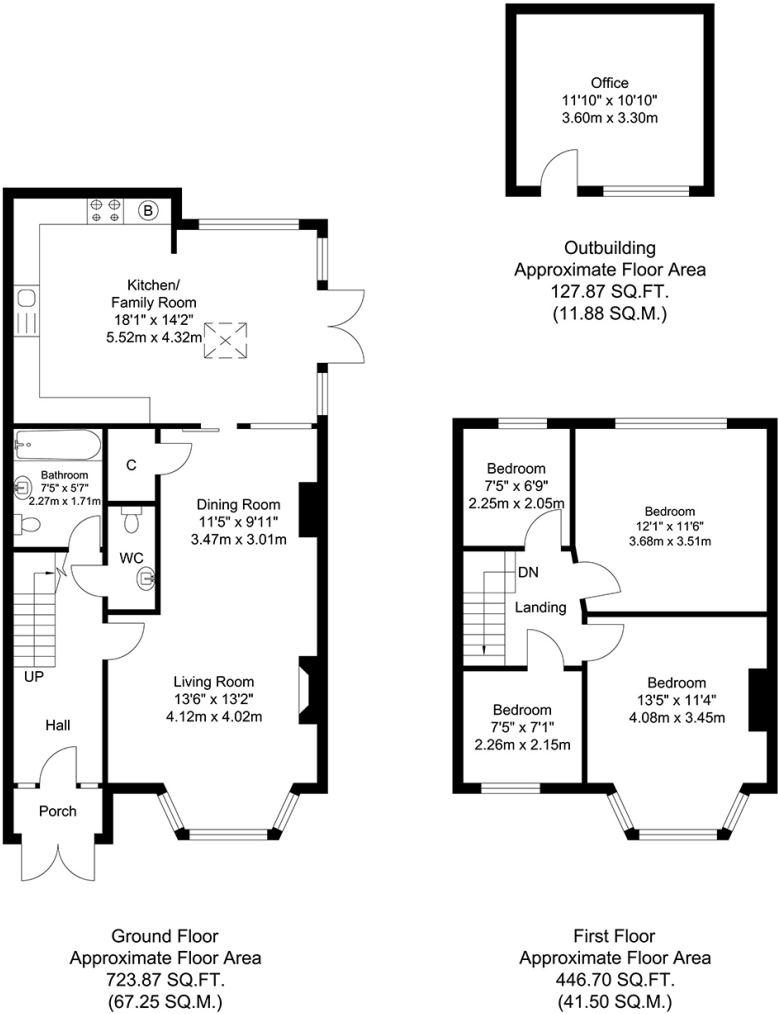
South-facing, approximately Xft; lawn.

Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.7 miles (approx) to Barnehurst Station
- 0.7 miles (approx) to Erith Station
- 1.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 1298.45 SQ. FT. (120.63 SQ. M.)
For Identification Purposes Only.

