



Asking Price £475,000 Freehold



102 Swanton Road, Erith, Kent DA8 1LR



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious semi-detached house, close to schools, amenities, and transport links. The property comprises 3 bedrooms, living room, dining room, open-plan kitchen, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off street parking, and 70ft (approx) rear garden. Total Internal Area approx: 1,120.20 sq ft (104.07 sq m). EPC Rating C73.





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled flooring, double glazed sliding doors.

Hallway

Parquet wood flooring, radiator, double glazed windows.

Living Room

Leading to Dining Room; Parquet wood flooring, radiator, ceiling coving, double glazed windows, exposed brick features.

Dining Room

Leading from Living Room; Parquet wood flooring, ceiling coving; double glazed patio doors leading to Rear Garden.

Open-Plan Kitchen

Ceramic tiled flooring, double glazed windows; range of wood wall and base units with wood worktops and tile splashback; stainless steel sink and drainer unit with mixer tap; electric oven, induction hob, extractor fan, pantry cupboard; breakfast bar with wood worktops; cupboard housing combination boiler.

First Floor

Landing

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

Bedroom

Carpeted, ceiling coving, radiator, double glazed windows, storage cupboard.

Bedroom

Carpeted, radiator, double glazed windows, ceiling coving, storage cupboard.

Bedroom

Carpeted, radiator, ceiling coving, double glazed window.

Family Bathroom

Ceramic tiled flooring, part-tiled walls, double glazed windows; bath with mixer tap, glass screen and shower attachment; wash-hand basin with mixer tap.

Cloakroom

Ceramic tiled flooring, part-tiled walls, double glazed windows; w/c with integrated wash-hand basin and mixer tap.

Exterior

Front Garden

Lawn, range of flowers and shrubs.

Front Driveway

Off street parking for one car.

Rear Garden

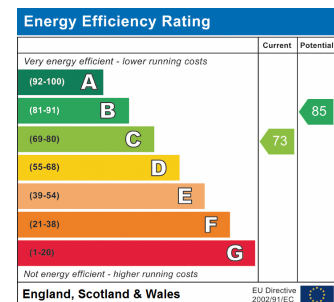
Approximately 70ft; patio, lawn, range of flowerbeds, mature trees and shrubs; summerhouse; rear access.

Garage

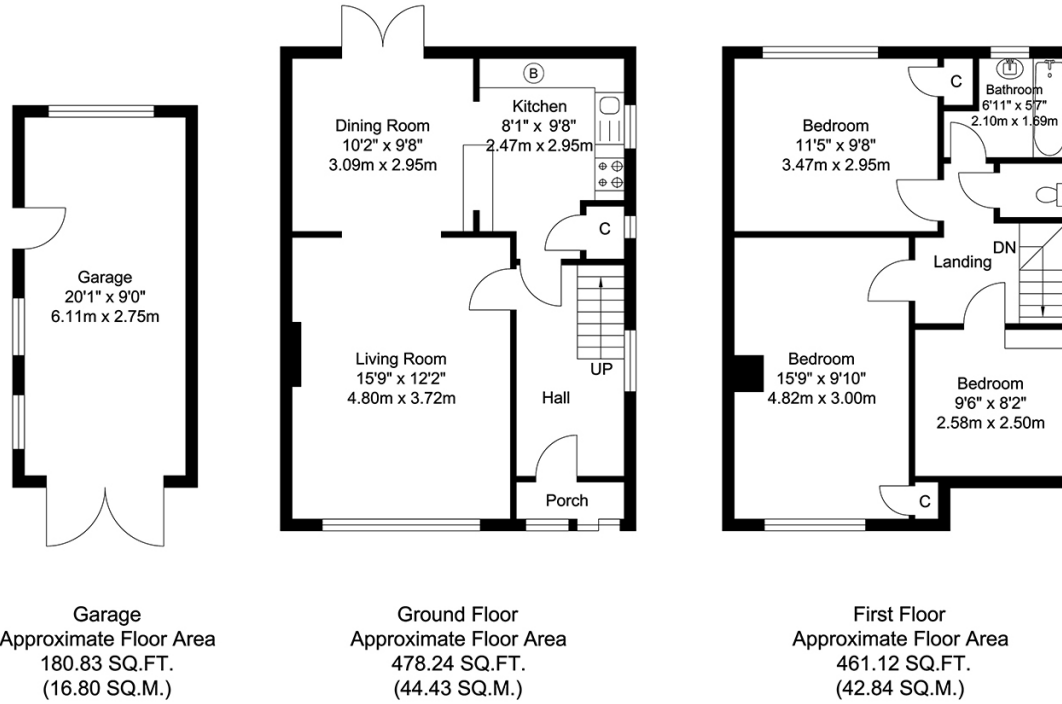
Electrical power.

Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Barnehurst Station
- 1.1 miles (approx) to Bexleyheath Station
- 1.7 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 1120.20 SQ. FT / 104.07 SQ. M
For Identification Purposes Only.

