



£525,000 Freehold



9 Buxton Road, Erith, Kent DA8 3BJ





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented 1930s semi-detached house, situated in a popular residential road close to schools, amenities, and transportation links, including Erith station. This spacious property comprises 3 bedrooms, good-sized living room, extended open-plan kitchen/dining/family room, upstairs family bathroom, and downstairs shower room.

Further benefits include double glazing, gas central heating, rear garden, and off street parking for at least 2 cars. Total Internal Area approx: 1,078.22 sq ft (100.17 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to entrance hall.

#### Entrance Hall

Wood flooring, radiator; understairs storage cupboard housing boiler, with space and connections for washing machine; carpeted stairs leading to first floor.

#### Living Room

3.90m x 3.56m (12' 10" x 11' 8") Wood flooring, radiator, double glazed bay windows.

#### Kitchen / Dining / Family Room

7.60m x 5.12m (24' 11" x 16' 10") Wood flooring; range of gloss soft-closing wall and base units with complementary worktops and tiled splashback; kitchen island with base units and quartz worktops; fitted gas hob, fitted oven/grill, stainless steel extractor hood; stainless steel sink and drainer unit with mixer tap; space and connections for dishwasher; space and connections for American-style fridge/freezer; 2 vertical radiators, double glazed lantern, double glazed bi-fold doors.

#### Downstairs Shower Room

2.30m x 1.50m (7'7" x 5' 8") Tiled flooring, part-tiled walls; large walk-in shower enclosure with thermostatic rainfall fitting; vanity unit with wash-hand basin; w/c; wall-mounted vanity unit with mirror and light; heated towel-rail, extractor fan.

### First Floor

#### Landing

Carpeted, double glazed window; access to loft with pull-down ladder.

#### Bedroom

3.98m x 3.42m (13' 1" x 11' 3") Wood flooring, radiator, double glazed bay windows.

#### Bedroom

3.64m x 3.25m (11' 11" x 10' 8") Wood flooring, radiator, double glazed windows.

#### Bedroom

2.35m x 1.77m (7' 9" x 5' 10") Wood flooring, radiator, double glazed bay windows.



#### Family Bathroom

2.40m x 1.95m (7' 10" x 6' 5") Tiled flooring, tiled walls; panelled bath with shower-mixer and thermostatic rainfall attachment; wall-hung vanity unit with wash-hand basin; w/c; wall-mounted vanity unit with mirror and light; heated towel-rail, extractor fan, double glazed frosted windows.

### External

#### Front Driveway

Off street parking for 2 cars.

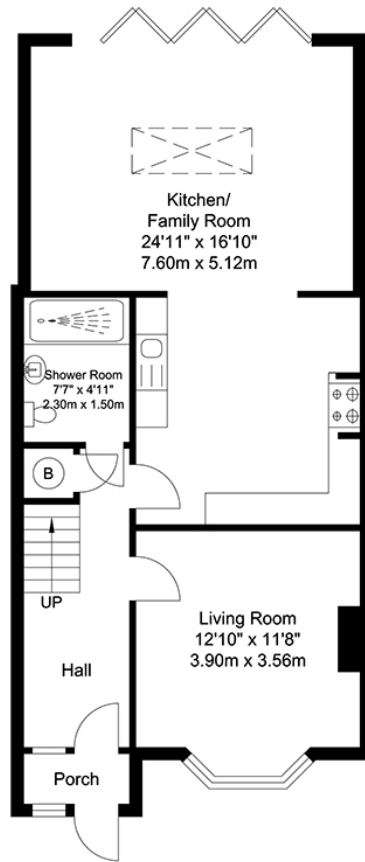
#### Rear Garden

Approximately 60ft; patio, lawn, outdoor lighting; shed.

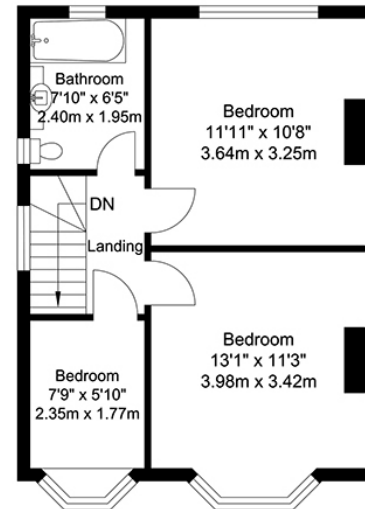
#### Information

- 0.5 miles (approx) to Erith Station (2 stops to Crossrail / Elizabeth Line)
- 0.7 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 490ft (approx) to Erith & District Hospital
- 0.8 miles (approx) to Franks Park
- Council Tax: Band D

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
654.66 SQ.FT.  
(60.82 SQ.M.)



First Floor  
Approximate Floor Area  
423.55 SQ.FT.  
(39.35 SQ.M.)



TOTAL APPROX FLOOR AREA 1078.22 SQ. FT / 100.17 SQ. M  
For Identification Purposes Only.

