



Asking Price £800,000 Freehold



166 Avenue Road, Erith, Kent DA8 3AZ



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious extended 1930s semi-detached house situated on a popular residential road, close to transport links, schools, and amenities. This property comprises 7 bedrooms, 2 kitchens, large through-lounge, study, upstairs family bathroom, and 2 downstairs shower rooms.

Further benefits include off street parking for 4 cars, workshop/summer house, and approximately 35ft south-facing garden.

Total Internal Area approx: 2,863.20 sq ft (266.00 sq m)





ROOM DESCRIPTIONS

Ground Floor

Porch

Ceramic tiled flooring, double glazed.

Hallway

Laminate flooring, radiator, ceiling coving, storage cupboards.

Through Lounge

Laminate flooring, ceiling coving, double glazed windows; french doors leading to kitchen.

Kitchen

Laminate flooring, ceiling coving, double glazed windows; range of wood wall and base units with granite-effect worktops and tile splashback; stainless steel sink and drainer unit with mixer tap; extractor fan; space for American-style fridge/freezer; space and connections for range-style cooker; wall-mounted combination boiler; double glazed door leading to rear garden.

Bedroom / Study

Laminate flooring, radiator, ceiling coving, double glazed windows.

Bedroom

Laminate flooring, ceiling coving, double glazed windows.

Shower Room

Fully tiled; shower enclosure with hand-held and rainfall attachments; vanity wash-hand basin with mixer tap; w/c, heated towel-rail, extractor fan.

First Floor

Landing

Carpeted, ceiling coving, double glazed windows.

Kitchen

Laminate flooring, radiator, ceiling coving, double glazed windows; range of wood wall and base units with granite-effect worktops and tile splashback; stainless steel sink and drainer unit with mixer tap; electric oven, gas hob, extractor fan.

Bedroom

Carpeted, radiator, double glazed windows.

Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

Laminate flooring, ceiling coving, radiator, double glazed windows.

Family Bathroom

Fully tiled; bath with mixer tap, hand-held shower attachment and glass screen; vanity wash-hand basin with mixer tap; w/c.

Second Floor

Bedroom

Laminate flooring, radiator, double glazed Velux-style windows; eave storage cupboards.

Storage Room

Carpeted, double glazed Velux-style windows.

External

Rear Garden

Approximately 35ft, south-facing; flowerbeds.

Outbuilding - Shower Room

Stone-tiled walls and floor; shower enclosure, w/c, double glazed windows.

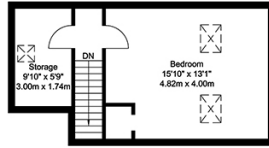
Office / Workshop

Electrical power, double glazed windows.

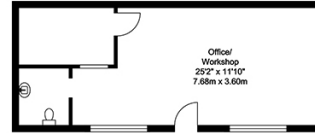
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.5 miles (approx) to Erith Station
- 0.8 miles (approx) to Barnehurst Station
- 2.3 miles (approx) to Abbey Wood Station / Crossrail
- 1.5 miles (approx) to Broadway Shopping Centre

FLOORPLAN



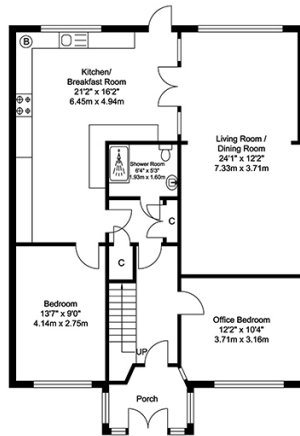
Second Floor
Approximate Floor Area
314.30 SQ.FT.
(29.20 SQ.M.)



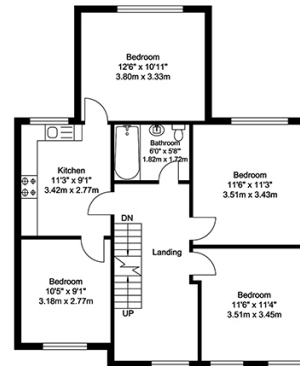
Outbuilding Floor
Approximate Floor Area
361.12 SQ.FT.
(33.55 SQ.M.)



Shower Floor
Approximate Floor Area
40.47 SQ.FT.
(3.76 SQ.M.)



Ground Floor
Approximate Floor Area
1041.62 SQ.FT.
(96.77 SQ.M.)



First Floor
Approximate Floor Area
807.83 SQ.FT.
(75.05 SQ.M.)

TOTAL APPROX FLOOR AREA 2565.3 SQ. FT / 238.33 SQ. M
For Identification Purposes Only.

