

RE/MAX
SELECT

£350,000 Freehold



St Pauls Road, Erith, Kent DA8 1HL



PROPERTY DESCRIPTION

GUIDE PRICE £350,000 - £375,000 • RE/MAX SELECT are delighted to offer for sale this Victorian house, situated on a popular residential road in Northumberland Heath, close to schools, amenities, and transportation links, including Barnhurst station and Abbey Wood station (with Crossrail/Elizabeth Line and Thameslink). This property comprises 3 DOUBLE bedrooms, living room, dining room, fitted kitchen, utility room, ground floor showerroom and family bathroom.

Further benefits include double glazing, gas central heating, 40ft (approx) rear garden. Total Internal Area approx: 984.25 sq ft (91.44 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Wood-effect flooring, radiator, understairs storage; carpeted stairs leading to first floor.

Living Room

4.40m x 3.32m (14' 5" x 10' 11") Wood-effect flooring, radiator, fireplace; double glazed bay windows.

Dining Room

3.43m x 2.74m (11' 3" x 9' 0") Wood-effect flooring, radiator, feature fireplace, double glazed windows.

Kitchen

3.21m x 2.95m (10' 6" x 9' 8") Tiled flooring, part-tiled walls; range of wood wall and base units with complementary worktops; stainless steel sink and drainer unit with mixer tap; space and connections for free-standing gas cooker; space and connections for fridge/freezer; double glazed window; door leading to utility room.

Utility Room

1.75m x 1.48m (5' 9" x 4' 10") Tiled flooring, space and connections for washing machine, cupboard housing boiler, door leading to showerroom.

Shower Room

1.75m x 1.27m (9' 5" x 4' 2") Tiled flooring, walk-in shower enclosure with rainfall fitting; wash-hand basin; w/c, double glazed frosted windows.

First Floor

Landing

Carpeted, access to loft.

Bedroom

4.32m x 3.40m (14' 2" x 11' 2") Carpeted, radiator, feature fireplace, double glazed windows.

Bedroom

3.45m x 2.68m (11' 4" x 8' 10") Carpeted, radiator, feature fireplace, double glazed windows.

Bedroom

2.99m x 2.97m (9' 10" x 9' 9") Carpeted, radiator, double glazed windows.

Bathroom

4.25m x 3.51m (13' 11" x 11' 6") Tiled walls, panelled bath with shower mixer and shower screen, wash-hand basin, wc, radiator, double glazed frosted windows.

External

Front Garden

Walled, outdoor floor tiles.

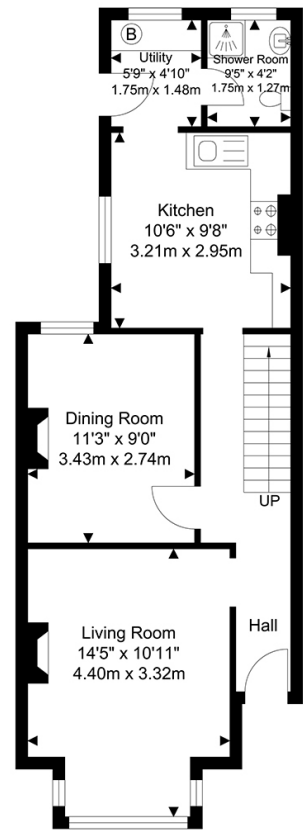
Rear Gardnen

Approximately 40ft; patio, decking, lawn; shed.

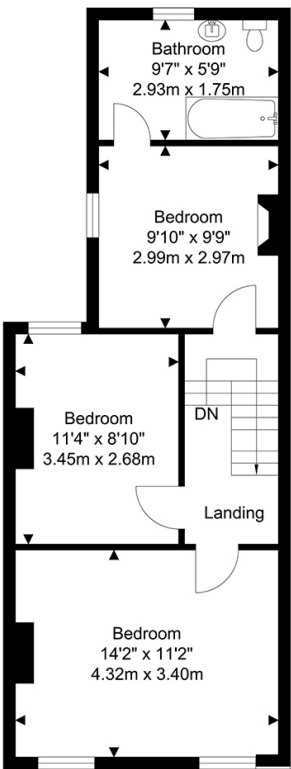
Information

- 0.6 miles (approx) to Barnehurst Station
- 0.8 miles (approx) to Erith Station
- 2.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Close to sought-after schools
- Council Tax: Band C

FLOORPLAN



Ground Floor
Approximate Floor Area
497.18 SQ.FT.
(46.19 SQ.M.)



First Floor
Approximate Floor Area
487.06 SQ.FT.
(45.25 SQ.M.)

TOTAL APPROX FLOOR AREA 984.25 SQ. FT / 91.44 SQ. M
For Identification Purposes Only.

