



Asking Price £425,000 Freehold



32 Swanton Road, Erith, Kent DA8 1LP



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached bungalow situated on a popular residential road close to schools, amenities, and transport links.

This property comprises 2 double bedrooms, large living room, dining room, fitted kitchen, and bathroom. Further benefits include off street parking, garage, double glazing, gas central heating, and 55ft (approx) garden.

Total Internal Area approx: 895.44 sq ft (83.19 sq m). EPC Rating D59. CHAIN FREE!





ROOM DESCRIPTIONS

GROUND FLOOR

Hallway

Carpeted, radiator, dado rail, storage cupboard; access to loft.

Living Room

Leading to Dining Room; carpeted, ceiling coving, radiator, double glazed windows; gas fireplace with granite surround, granite hearth and wood mantle.

Dining Room

Leading from Living Room; carpeted, ceiling coving, radiator, dual-aspect windows; double glazed patio doors leading to Rear Garden.

Kitchen

Vinyl flooring, ceiling coving, radiator, dual-aspect windows; range of gloss wall and base units with wood worktops and tile upstand; stainless steel sink and drainer unit; fridge, freezer, washing machine, cooker, extractor fan; double glazed patio doors leading to Rear Garden.

Bedroom

Carpeted, ceiling coving, 2 radiators, double glazed bay window.

Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

Bathroom

Carpeted, part-tiled walls, radiator, double glazed windows; bath with electric shower over; wash-hand basin, w/c, extractor fan.

EXTERNAL

Front Driveway

Off street parking for one car.

Front Garden

Lawn, range of flowerbeds.

Rear Garden

Approximately 55ft, landscaped; 2 patio areas, lawn; range of flowerbeds, mature trees and shrubs.

Garage

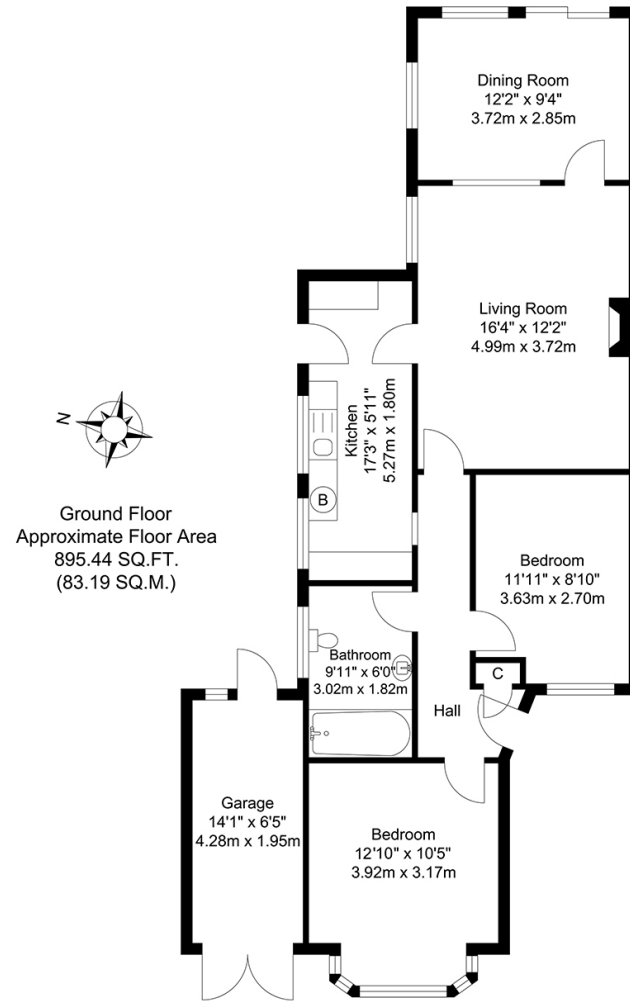
Electrical power.

Information

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			83

FLOORPLAN



Ground Floor
Approximate Floor Area
895.44 SQ.FT.
(83.19 SQ.M.)

TOTAL APPROX FLOOR AREA 895.44 SQ. FT / 83.19 SQ. M
For Identification Purposes Only.

