

RE/MAX
SELECT

Offers Over £500,000 Freehold



Swanton Road, Erith DA8 1LR



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented, extended semi-detached house, situated in a popular cul-de-sac, close to schools, amenities and transport links. This stunning property comprises 4 DOUBLE bedrooms, large through-lounge, extended fitted kitchen/dining room, conservatory, downstairs cloakroom, and upstairs family bathroom. Further benefits include double glazing, gas central heating, porch, integral garage, 55ft (approx) rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,578.74 sq ft (146.67 sq m). EPC D60

FEATURES

- Extended semi-detached house
- 4 DOUBLE bedrooms
- Large through-lounge
- Extended fitted kitchen / dining room
- Downstairs cloakroom
- Upstairs family bathroom
- Integral garage
- Off street parking for 2 cars
- 55ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Carpeted.

Entrance Hall

Laminate flooring, ceiling coving, dado rail, radiator, understairs storage.

Living Room

7.88m x 3.76m (25' 10" x 12' 4") Laminate flooring, ceiling coving, 2 radiators, gas fireplace; double glazed windows with venetian blinds; uPVC double glazed windows; french doors to conservatory.

Dining Room

2.90m x 2.40m (9' 6" x 7' 10") Laminate flooring, ceiling coving, radiator.

Kitchen

4.41m x 4.06m (14' 6" x 13' 4") Laminate flooring; range of wood wall and base units with granite-effect worktops and tiled walls; composite sink and drainer unit; fitted NEFF electric hob, fitted Stoves oven, fitted extractor hood, integrated dishwasher; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer; uPVC double glazed windows; double glazed door to conservatory.

Conservatory

3.14m x 2.90m (10' 4" x 9' 6") Laminate flooring, radiator; electrical power and lighting; uPVC double glazed windows, uPVC double glazed french doors.

Cloakroom

Laminate flooring, wash-hand basin, w/c, radiator, wall-mounted cupboard.

Integral Garage

5.3m x 2.12m (17' 5" x 6' 11") Electrical power and lighting; up-and-over door; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer.

FIRST FLOOR

Landing

Carpeted, ceiling coving; original stained-glass window protected by external double glazed window.

Bedroom

4.83m x 2.98m (15' 10" x 9' 9") Carpeted, radiator, fitted wardrobes; fitted chest of drawers; double glazed window with venetian blind and roller blind.

Bedroom

3.50m x 2.93m (11' 6" x 9' 7") Laminate flooring, radiator; fitted wardrobes and overbed wardrobes; double glazed window with roller blind.

Bedroom

2.56m x 2.47m (8' 5" x 8' 1") Laminate flooring, radiator; fitted wardrobe and overbed wardrobes; double glazed window with roller blind.

Family Bathroom

2.52m x 2.06m (8' 3" x 6' 9") Tiled flooring, tiled walls; bath with shower-mixer; shower enclosure with thermostatic rainfall fitting; wash-hand basin, wall-mounted mirror, wall-mounted vanity cupboards; double glazed window with roller blind.

SECOND FLOOR

Bedroom

5.90m x 3.37m (19' 4" x 11' 1") Laminate flooring, wall-mounted electric radiator; double glazed window with roller blind; Velux skylight with integrated blind; eaves storage.

External

Front Driveway

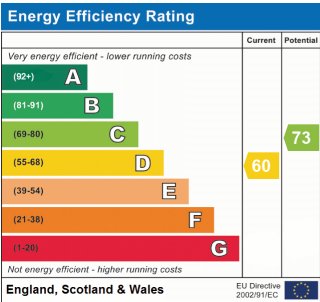
Off street parking for 2 cars; mature shrubs and bushes.

Rear Garden

Approximately 55ft; patio, pagoda, lawn, mature flowerbeds, decked barbecue area; additional raised decked area at rear; outdoor powerpoint, outdoor tap; greenhouse; shed.

Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.5 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 2.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.4 miles (approx) to Broadway Shopping Centre
- 2.0 miles (approx) to Danson Park & Lake
- Council Tax: Band E



FLOORPLAN



TOTAL APPROX FLOOR AREA 1578.74 SQ. FT / 146.67 SQ. M
For Identification Purposes Only.

