

**RE/MAX**  
SELECT

Asking Price £600,000 Freehold



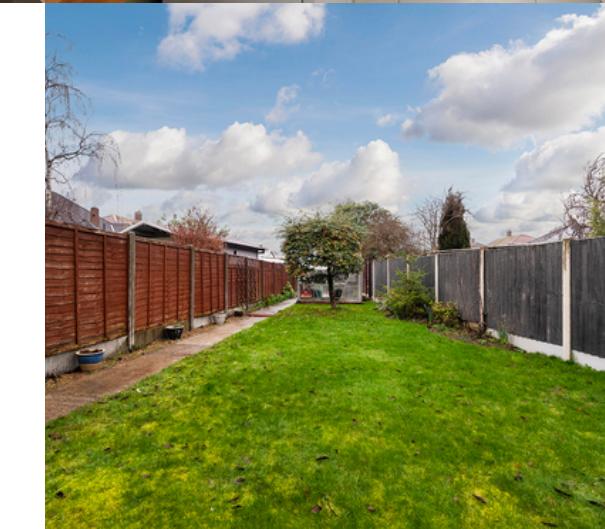
5 Swanton Road, Erith, Kent DA8 1LP



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious property, close to schools, amenities, and transport links. The extended property comprises 4 bedrooms, through-lounge, large kitchen, utility room, upstairs family bathroom, upstairs shower room, and downstairs cloakroom.

Further benefits include integral garage, 90ft (approx) rear garden, and off street parking for 3 cars. Total Internal Area approx: 1,262.17 sq ft (117.26 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Vinyl flooring; double glazed windows and patio door.

#### Entrance Hall

Laminate flooring, radiator.

#### Through Lounge

Carpeted, ceiling coving, 2 radiators; double glazed bay window with shutters; log-burner with slate hearth; double glazed patio doors leading to rear garden.

#### Kitchen

Laminate flooring, ceiling coving, double glazed windows; range of wood wall and base units with granite-effect worktops and tiled splashback; composite 1½ bowl sink and drainer unit with mixer tap; space and connections for gas cooker; cupboard housing combination boiler.

#### Utility Room

Laminate flooring, double glazed windows, radiator; space for fridge; space for freezer; space and connections for washing machine; space and connections for dryer; double glazed patio door leading to rear garden.

#### Cloakroom

Laminate flooring, radiator; vanity wash-hand basin with mixer tap and tiled splashback; w/c.

#### Integral Garage

Electrical power.

### First Floor

#### Landing

Carpeted; storage cupboard housing hot water cylinder; access to boarded and insulated loft with drop-down ladder and light.

#### Bedroom

Carpeted, radiator; double glazed windows with fitted shutters.

#### Bedroom

Carpeted, radiator, double glazed windows.

#### Bedroom

Carpeted, 2 radiators; double glazed windows with fitted shutters.

### Bedroom

Carpeted, radiator, double glazed windows.

### Family Bathroom

Fully tiled, double glazed windows, radiator; bath with mixer tap, glass screen and electric shower over; wash-hand basin, w/c.

### Shower Room

Fully tiled, radiator, large shower enclosure; vanity wash-hand basin with mixer tap; w/c.

### Exterior

#### Front Driveway

Off street parking for 3 cars.

#### Rear Garden

Approximately 90ft; patio, lawn; greenhouse; storage shed.

### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Council Tax: Band D

## FLOORPLAN

