



£530,000 Freehold



Brook Street, Erith





## PROPERTY DESCRIPTION

RE/MAX Select are delighted to offer for sale this extended 1930s semi-detached house, close to local schools and amenities. This stunning property comprises 4 bedrooms, large through-lounge, fitted kitchen, dining room, utility room/downstairs cloakroom, upstairs family bathroom and en-suite shower room.

Further benefits include double-glazing, gas central heating, detached double garage accessible from a private road and approximately 55ft rear garden.

Total Internal Area approx: 1,865.81 sq ft (173.34 sq m)

## FEATURES

- 1930s semi-detached house
- 4 bedrooms
- Fitted kitchen
- Through lounge
- Dining room
- Upstairs family bathroom
- En-suite shower room
- Downstairs cloakroom / utility room
- Double garage
- 55ft (approx) rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Engineered wood flooring, ceiling coving, radiator with cover, understairs storage.

#### Living Room

7.55m x 3.31m (24' 9" x 10' 10") Engineered wood flooring, ceiling coving, radiator, additional radiator with cover, decorative fireplace, double glazed windows with shutters.

#### Kitchen

4.99m x 2.99m (16' 4" x 9' 10") Engineered wood flooring; range of gloss wall and base units with wood worktops and tiled splashback; ceramic sink and drainer unit; stainless steel extractor hood; double glazed windows; space and connections for fridge/freezer; space and connections for dishwasher; space and connections for range-style cooker.

#### Dining Room

3.93m x 2.76m (12' 11" x 9' 1") Engineered wood flooring, column-style radiator, double glazed windows, double glazed french doors, double glazed skylights.

#### Utility / Cloakroom

2.36m x 1.75m (7' 9" x 5' 9") Engineered wood flooring, ceiling coving, vanity cupboard with wash-hand basin, w/c, double glazed windows; cupboard housing combination boiler; space and connections for washing machine; space and connections for dryer.

### FIRST FLOOR

#### Landing

Carpeted, double glazed windows.

#### Bedroom

3.94m x 3.29m (12' 11" x 10' 10") Engineered wood flooring, ceiling coving, radiator, double glazed windows with shutters.

#### Bedroom

3.56m x 3.23m (11' 8" x 10' 7") Engineered wood flooring, ceiling coving, fitted wardrobe, radiator with cover, double glazed windows with roller blind.

#### Bedroom

2.42m x 1.70m (7' 11" x 5' 7") Engineered wood flooring, dual-aspect double glazed windows with roller blinds.



#### Bathroom

2.11m x 1.79m (6' 11" x 5' 10") Tiled flooring, tiled walls; roll-top bath with shower mixer and thermostatic shower with rainfall attachment, wash-hand basin, w/c, double glazed windows.

### SECOND FLOOR

#### Landing

Double glazed window.

#### Bedroom

6.07m x 4.18m (19' 11" x 13' 9") Carpeted, column radiator, double glazed windows with roman blinds, double glazed skylights; eaves storage.

#### En-suite

2.15m x 1.86m (7' 1" x 6' 1") Tiled flooring, tiled walls; w/c, vanity unit with wash-hand basin, large shower enclosure with thermostatic rainfall attachment, extractor fan, double glazed windows.

### EXTERNAL

#### Front Garden

Mature shrubs and bushes.

#### Rear Garden

Approximately 55ft; patio, lawn, outdoor tap, outdoor powerpoint; side access.

#### Detached Double Garage

8m x 5.96m (26' 3" x 19' 7") Electrical power, windows, electric roller door.

#### Information:

- Council Tax: Band D

# FLOORPLAN



TOTAL APPROX FLOOR AREA 1865.81 SQ. FT / 173.34 SQ. M

For Identification Purposes Only.

