



£450,000 Freehold



Arran Close, Erith



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented end-of-terrace house, situated in a popular cul-de-sac close to schools, amenities, and transportation links, including Erith station. This spacious property comprises 3 bedrooms, large open-plan living room/dining room, fitted kitchen, conservatory, upstairs family bathroom, downstairs wet room, and utility room.

Further benefits include double glazing, gas central heating, off street parking for 2 cars, and private rear garden. CHAIN FREE! Total Internal Area approx: 1,232.36 sq ft (114.49 sq m). EPC D67

FEATURES

- End-of-terrace house
- 3 bedrooms
- Open-plan living room / dining room
- Conservatory
- Fitted kitchen
- Utility room
- Downstairs wet room
- Upstairs family bathroom
- Off street parking for 2 cars
- CHAIN FREE





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Laminate flooring.

Entrance Hall

Laminate flooring, ceiling coving, radiator.

Living Room / Dining Room

5.86m x 4.82m (19' 3" x 15' 10") Laminate flooring, ceiling coving, 2 radiators, double glazed windows; understairs storage.

Conservatory

4.92m x 2.12m (16' 2" x 6' 11") Tiled flooring, radiator, electrical power, double glazed windows.

Kitchen

3.60m x 2.27m (11' 10" x 7' 5") Laminate flooring; range of wood wall and base units with granite-composite worktops and upstands; stainless steel sink and drainer unit; fitted gas hob, fitted extractor hood, integrated dishwasher, integrated fridge/freezer, radiator; double glazed windows with roller blind.

Utility Room

2.29m x 1.50m (7' 6" x 4' 11") Tiled flooring; range of wood wall units and wood worktops; stainless steel sink and drainer unit; space and connections for washing machine; space and connections for dryer; space and connections for fridge or freezer.

Wet Room

3.09m x 2.30m (10' 2" x 7' 7") Polysafe flooring, tiled walls, thermostatic shower, wash-hand basin, w/c, extractor fan; double glazed windows with blinds.

FIRST FLOOR

Landing

Carpeted, ceiling coving; cupboard housing boiler; access to loft.

Bedroom

3.82m x 3.66m (12' 6" x 12' 0") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.51m x 3.00m (11' 6" x 9' 10") Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

2.98m x 2.27m (9' 9" x 7' 5") Laminate flooring, ceiling coving, radiator; double glazed windows with blinds.

Family Bathroom

3.64m x 1.93m (11' 11" x 6' 4") Vinyl flooring, tiled flooring; bath with mixer tap; shower enclosure with thermostatic shower; wash-hand basin, w/c, radiator; double glazed windows with roller blind.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

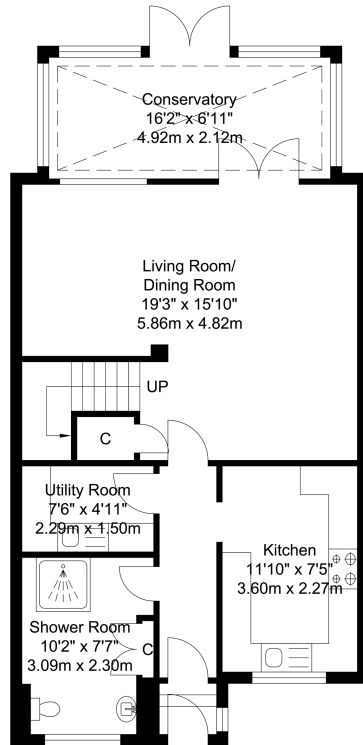
Patio; shed; side access.

Information:

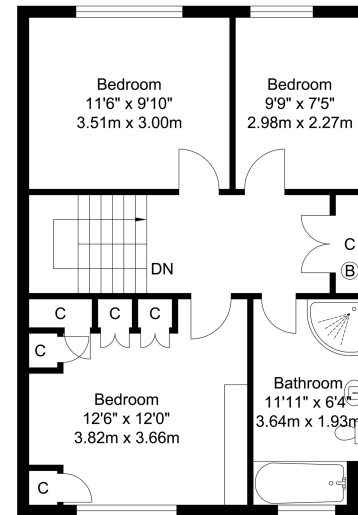
- Council Tax: Band D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		67	84
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
694.91 SQ.FT.
(64.56 SQ.M.)



First Floor
Approximate Floor Area
537.44 SQ.FT.
(49.93 SQ.M.)

TOTAL APPROX FLOOR AREA 1232.36 SQ. FT / 114.49 SQ. M
For Identification Purposes Only.

