



£500,000 Freehold



Park Crescent, Erith, Kent DA8 3DF



PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £525,000 • RE/MAX SELECT are delighted to offer for sale this well presented semi-detached house, situated in a popular residential road in the sought-after neighbourhood of Lesney Park, close to schools, amenities, and transportation links, including Erith station. This spacious property comprises 3 bedrooms, living room, dining room, fitted kitchen, conservatory, good-sized loft room/office, upstairs family bathroom, and downstairs cloakroom.

Further benefits include double glazing, gas central heating, rear garden, and garage. Total Internal Area approx: 1,589.49 sq ft (147.39 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Carpeted, radiator; carpeted stairs leading to first floor.

Living Room

4.50m x 3.78m (14' 9" x 12' 5") Carpeted, radiator, double glazed bay windows; doors leading to dining room.

Dining Room

3.93m x 3.70m (12' 11" x 12' 2") Carpeted, radiator, double glazed window; understairs storage cupboard; opening to conservatory; opening to kitchen.

Kitchen

3.75m x 3.16m (12' 4" x 10' 4") Tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; fitted electric hob, fitted oven/grill, integrated extractor hood; sink with drainer unit and mixer tap; space and connections for dishwasher; space and connections for fridge/freezer; door leading to rear garden.

Cloakroom

Vinyl flooring, wash-hand basin, w/c, window.

Conservatory

Tiled flooring, radiator, double glazed windows; double glazed doors to rear garden.

First Floor

Landing

Carpeted; steps to second floor.

Bedroom

15' 11" x 12' 2" (4.84m x 3.72m) Carpeted, radiator, double glazed windows.

Bedroom

12' 3" x 10' 0" (3.74m x 3.06m) Carpeted, radiator, double glazed window.

Bedroom

10' 5" x 9' 8" (3.17m x 2.94m) Carpeted, radiator, cupboard, double glazed window.

Family Bathroom

7' 4" x 5' 6" (2.24m x 1.67m) Tiled flooring, tiled walls; large walk-in shower enclosure; wash-hand basin, w/c, double glazed window.

Second Floor

Loft Room / Office

15' 7" x 13' 9" (4.76m x 4.18m) Carpeted, eaves storage, double glazed window, double glazed velux windows.

External

Front Garden

Lawn; side access.

Rear Garden

Patio area, lawn; access to garage; rear access.

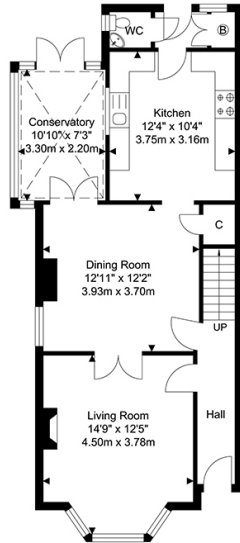
Garage

6.13m x 2.40m (20' 1" x 7' 10") Up-and-over door, windows.

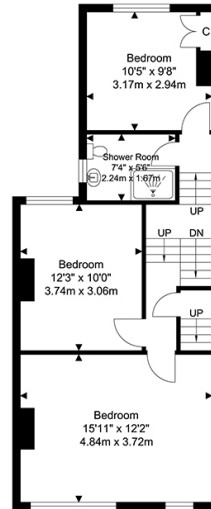
Information

- 0.4 miles (approx) to Erith Station (2 stops to Crossrail/Elizabeth Line)
- 0.4 miles (approx) to Erith & District Hospital
- 150m (approx) to leisure centre & swimming pool
- 150m (approx) to Erith Stadium
- 160m (approx) to Erith Park
- Council Tax: Band D

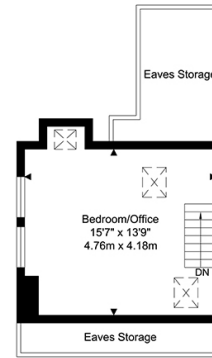
FLOORPLAN



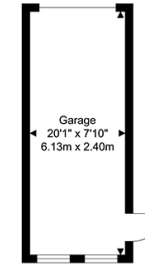
Ground Floor
Approximate Floor Area
650.03 SQ.FT.
(60.39 SQ.M.)



First Floor
Approximate Floor Area
554.87 SQ.FT.
(51.55 SQ.M.)



Second Floor
Approximate Floor Area
223.24 SQ.FT.
(20.74 SQ.M.)



Garage
Approximate Floor Area
158.33 SQ.FT.
(14.71 SQ.M.)

TOTAL APPROX FLOOR AREA 1586.49 SQ. FT / 147.39 SQ. M
For Identification Purposes Only.

