

RE/MAX
SELECT

£325,000 Freehold



Halstead Road, Erith



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this semi-detached house, close to schools, amenities, and transport links including Erith station. This property comprises 3 bedrooms, living room, dining room, fitted kitchen, utility room, upstairs family bathroom, and downstairs cloakroom.

Further benefits include double glazing, gas central heating, 55ft (approx) rear garden, and off street parking. CONCRETE CONSTRUCTION: CASH BUYERS ONLY. CHAIN FREE!

Total Internal Area approx: 1,019.88 sq ft (94.75 sq m).





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, double glazed windows; uPVC double glazed french doors.

Entrance Hall

Vinyl flooring, ceiling coving, radiator, understairs cupboard; double glazed window with blind.

Living Room

4.23m x 4.08m (13' 11" x 13' 5") Carpeted, ceiling coving, radiator, electric fireplace; double glazed windows with blinds.

Dining Room

3.46m x 2.70m (11' 4" x 8' 10") Carpeted, ceiling coving, radiator; double glazed windows with blinds.

Kitchen

3.53m x 2.47m (11' 7" x 8' 1") Vinyl tiled flooring; range of wood wall and base units with complementary worktops and tiled splashback; ceramic sink and drainer unit; extractor hood; space and connections for gas cooker; space and connections for fridge/freezer; radiator; double glazed windows with blinds.

Utility Room

2.83m x 2.53m (9' 3" x 8' 4") Vinyl flooring, radiator; space and connections for washing machine; space and connections for dryer; space and connections for freezer; wall-mounted combination boiler; dual-aspect double glazed windows; door to front; door to garden.

Cloakroom

Vinyl flooring, tiled walls, w/c, window.

FIRST FLOOR

Landing

Carpeted, ceiling coving, storage cupboard, double glazed window.

Bedroom

4.05m x 3.37m (13' 3" x 11' 1") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with venetian blinds.

Bedroom

4.05m x 3.02m (13' 3" x 9' 11") Carpeted, radiator, fitted wardrobe; double glazed windows with blinds.

Bedroom

2.56m x 2.50m (8' 5" x 8' 2") Carpeted, ceiling coving, radiator, 2 storage cupboards; double glazed window with venetian blind.

Family Bathroom

2.54m x 1.93m (8' 4" x 6' 4") Carpeted, tiled walls; bath with electric shower over; vanity unit with wash-hand basin; w/c, radiator; dual-aspect double glazed windows with blinds.

EXTERNAL

Front Driveway

Off street parking.

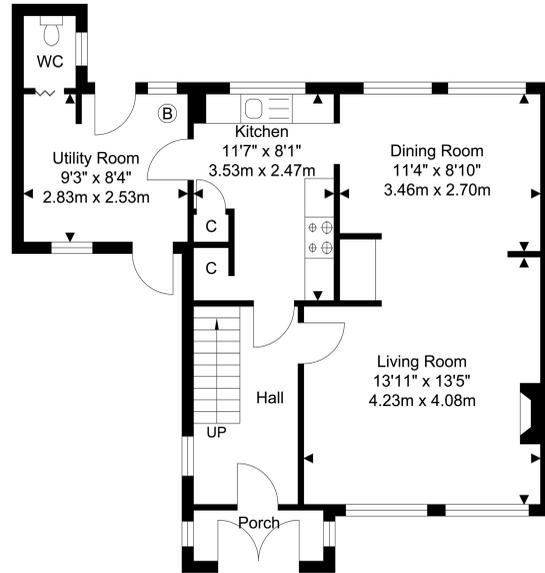
Rear Garden

Approximately 55ft; mainly laid to lawn; flowerbeds, outdoor tap; brick-built shed; shed.

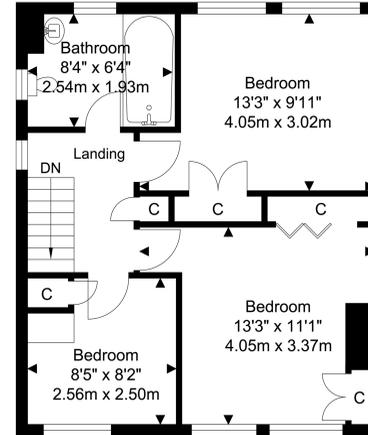
Information:

- Council Tax: Band A

FLOORPLAN



Ground Floor
Approximate Floor Area
568.01 SQ.FT.
(52.77 SQ.M.)



First Floor
Approximate Floor Area
451.86 SQ.FT.
(41.98 SQ.M.)

TOTAL APPROX FLOOR AREA 1019.88 SQ. FT / 94.75 SQ. M
For Identification Purposes Only.

