



Offers Over £290,000 Leasehold



Highfield Avenue, Erith





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this IMMACULATE ground-floor maisonette situated close to schools, amenities, and transportation links including Erith Station. This spacious property, much loved and cared for by the current owners, comprises 2 bedrooms, large open-plan living room/kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, garage, 25ft (approx) garden, and off street parking for 2 cars.

Total Internal Area approx: 594.59 sq ft (55.24 sq m). EPC Rating C69

## FEATURES

- Ground floor maisonette
- 2 bedrooms
- Open-plan kitchen / living room
- Family bathroom
- Off street parking for 2 cars
- 25ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate flooring.

#### Living Room / Kitchen

5.67m x 4.50m (18' 7" x 14' 9") Laminate flooring, radiator; range of wood wall and base units with granite worktops and upstands; plinth lighting; sink and drainer unit; fitted oven/grill, fitted electric hob, integrated microwave, integrated fridge-freezer, integrated washing machine; double glazed windows with shutters.

#### Bedroom

3.66m x 2.73m (12' 0" x 8' 11") Laminate flooring, radiator; double glazed window with shutter.

#### Bedroom

2.61m x 1.84m (8' 7" x 6' 0") Laminate flooring, radiator; double glazed window with shutter.

#### Bathroom

1.76m x 1.62m (5' 9" x 5' 4") Laminate flooring, tiled walls; bath with mixer tap and thermostatic rainfall shower over; vanity unit with wash-hand basin; w/c, extractor fan; double glazed window with shutter.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 25ft; patio; artificial lawn.

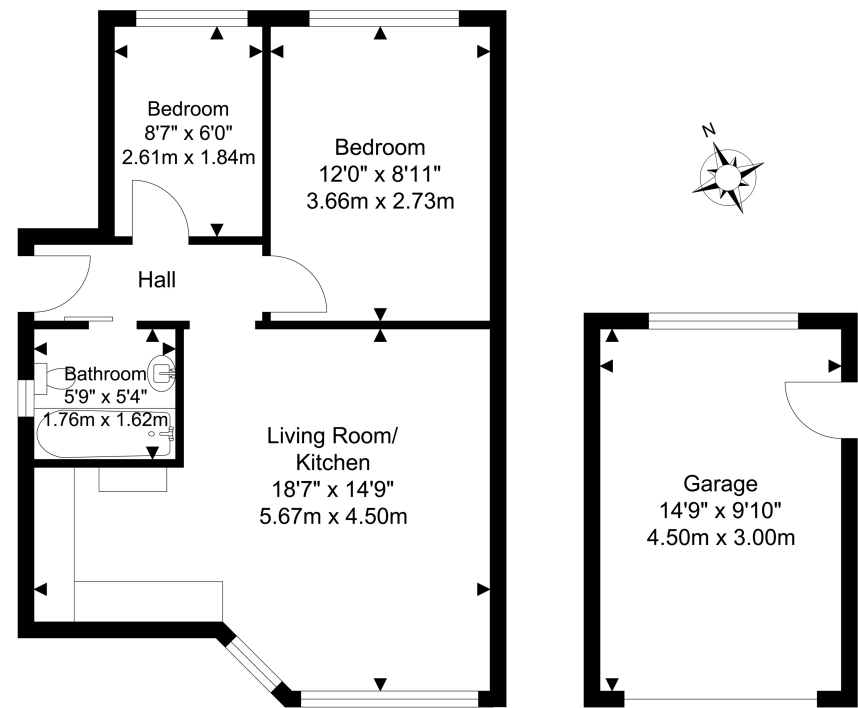
#### Garage

4.50m x 3m (14' 9" x 9' 10") Up-and-over door.

#### Information:

- Ground Rent: £100.00 per annum
- Lease: 119 years remaining
- Council Tax: Band B
- 1.0 mile (approx) to Erith Station with Thameslink
- 1.1 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- Easy access to A2 / M2
- Close to sought-after schools incl 4 grammar schools

FLOORPLAN



Ground Floor  
Approximate Floor Area  
449.28 SQ.FT.  
(41.74 SQ.M.)

Outbuilding  
Approximate Floor Area  
145.31 SQ.FT.  
(13.50 SQ.M.)

TOTAL APPROX FLOOR AREA 594.59 SQ. FT / 55.24 SQ. M  
For Identification Purposes Only.

