



Guide Price £375,000 Freehold



Erith Road, Bexleyheath



PROPERTY DESCRIPTION

GUIDE PRICE • £375,000 - £400,000 • RE/MAX SELECT are delighted to offer for sale this well presented end-of-terrace town house, close to schools, transport links including Barnehurst Station, and amenities, with close proximity to Bexleyheath Broadway. This property comprises 3 bedrooms, large living room, open-plan kitchen/dining room, upstairs family bathroom, and downstairs cloakroom.

Further benefits include 2 large storage cupboards, brick-built outdoor storage, double glazing, gas central heating, 35ft (approx) rear garden, and residents parking. CHAIN FREE!

Total Internal Area approx: 1,155.07 sq ft (107.31 sq m).

FEATURES

- End-of-terrace town house
- 3 bedrooms
- Large living room
- Open plan kitchen / dining room
- Upstairs family bathroom
- Downstairs cloakroom
- Residents parking
- 35ft (approx) rear garden
- CHAIN FREE





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled flooring, double glazed windows, uPVC double glazed door.

Entrance Hall

Carpeted, radiator, understairs storage.

Kitchen / Dining Room

5.30m x 3.30m (17' 5" x 10' 10") Vinyl flooring; range of wood wall and base units with stone-effect worktops and tiled splashback; stainless steel sink and drainer unit; space and connections for gas hob; space and connections for fridge/freezer; space and connections for washing machine; wall-mounted boiler, radiator; double glazed windows with vertical blinds; uPVC double glazed door leading to garden.

Cloakroom

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

Storage Room

Carpeted.

FIRST FLOOR

Landing

Carpeted.

Living Room

5.30m x 3.30m (17' 5" x 10' 10") Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

3.20m x 2.34m (10' 6" x 7' 8") Carpeted, radiator, double glazed windows.

Storage Room

Carpeted.

SECOND FLOOR

Landing

Carpeted; airing cupboard housing water tank; double glazed skylight.

Bedroom

3.33m x 3.20m (10' 11" x 10' 6") Carpeted, radiator; double glazed window with roller blind.

Bedroom

3.50m x 3.31m (11' 6" x 10' 10") Carpeted, radiator; double glazed window with roller blind.

Family Bathroom

2.32m x 1.67m (7' 7" x 5' 6") Vinyl flooring, part-tiled walls; bath with shower-mixer; vanity unit with wash-hand basin; w/c, extractor fan.

EXTERNAL

Rear Garden

Approximately 35ft; patio; lawn; mature shrubs and bushes; outdoor tap; rear access.

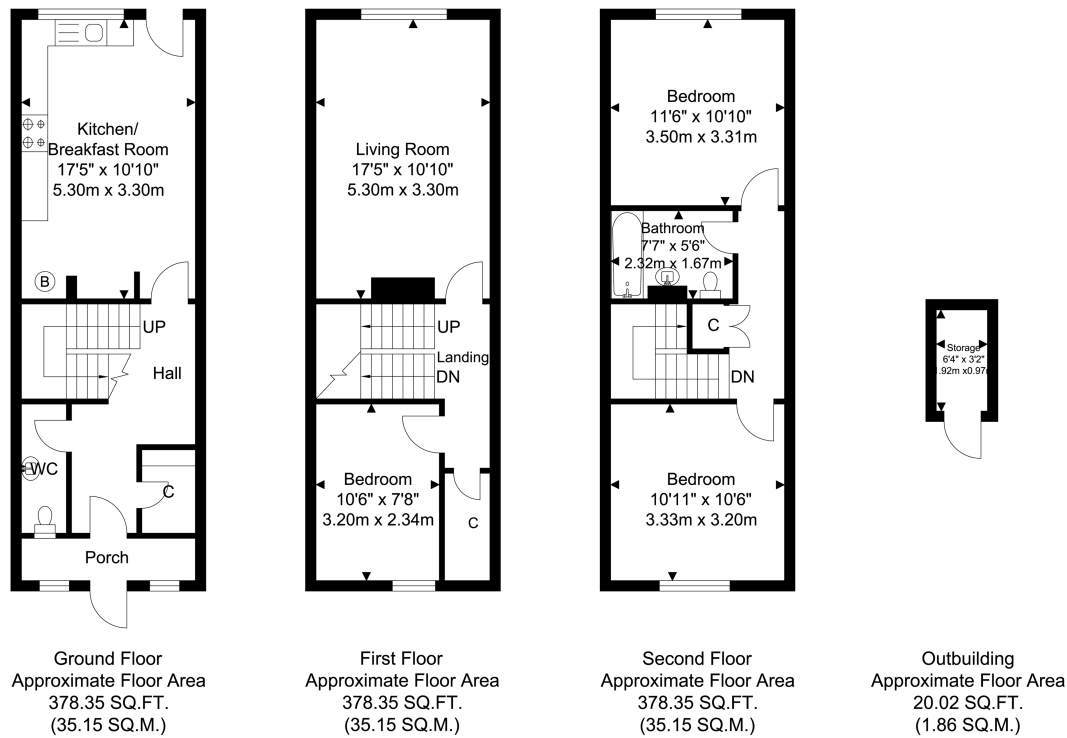
Outdoor Storage

1.92m x 0.97m (6' 4" x 3' 2") Brick-built.

Information:

- Residents parking available
- 0.6 miles to Barnehurst Station (direct to 5 London terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl. 4 grammar schools
- 1.5 miles (approx.) to Danson Park & Lake
- 1.4 miles (approx.) to Crook Log Leisure Centre & Swimming Pool
- 0.4 miles (approx.) to Broadway Shopping Centre
- Council Tax: Band C

FLOORPLAN



TOTAL APPROX FLOOR AREA 1155.07 SQ.FT. (107.31 SQ. M.)
For Identification Purposes Only.

