



Asking Price £625,000 Freehold



149 Belmont Road, Erith, Kent DA8 1LE



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this spacious extended semi-detached house, close to Long Lane's amenities and transportation links. This spacious property comprises 6 bedrooms, large through-lounge, extended kitchen, utility room, downstairs bathroom, upstairs bathroom, and en-suite shower room.

Further benefits include detached garage, 40ft (approx) rear garden, and off street parking for 3 cars. Total Internal Area approx: 1,958.38 sq ft (181.94 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Carpeted, radiator, ceiling coving.

Through-Lounge

Carpeted, radiator, double glazed bay window; double glazed patio doors leading to Rear Garden.

Family Room / Bedroom

Laminate flooring, radiator, double glazed windows, ceiling coving.

Kitchen

Tiled flooring, radiator, 2 double glazed windows; range of wood wall and base units with granite-effect worktops; stainless steel sink and drainer unit with mixer tap; range 5-burner gas cooker, integrated fridge, integrated freezer, integrated dishwasher.

Utility Room

Tiled flooring; space for American-style fridge-freezer; space and connections for washing machine; space and connections for dryer.

Bathroom

Fully tiled, double glazed windows; bath with mixer tap and hand-held shower attachment; wash-hand basin, w/c.

First Floor

Landing

Carpeted; access to boarded and insulated loft with drop-down ladder and light.

Master Bedroom

Leading to En-Suite Shower Room; carpeted, radiator, double glazed windows, fitted wardrobes.

En-Suite Shower Room

Leading from Master Bedroom; laminate flooring, tiled walls, double glazed window, shower enclosure; wash-hand basin with mixer tap; w/c.

Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes.

Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes.

Bedroom

Laminate flooring, radiator, double glazed bay window, fitted wardrobes.

Bedroom

Laminate flooring, radiator, double glazed windows.

Family Bathroom

Fully tiled, double glazed windows; tiled bath with mixer tap and hand-held shower attachment; vanity wash-hand basin with integrated w/c; heated towel-rail.

Exterior

Detached Garage

Electrcal power; up-and-over door.

Front Driveway

Off street parking for 3 cars.

Front Garden

Range of shrubs and mature trees.

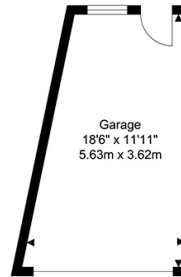
Rear Garden

Approxiamtely 40ft; patio, artificial lawn; range of flowerbeds, mature trees and shrub.

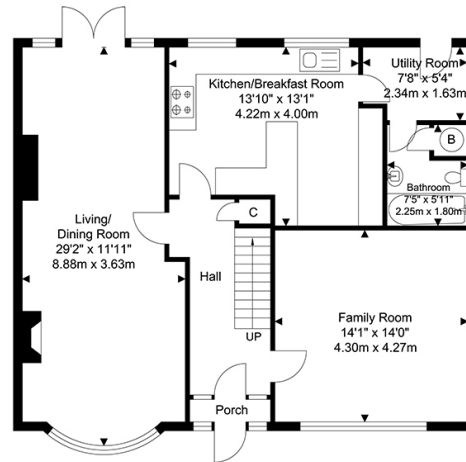
Information

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.6 miles to Barnehurst Station (direct to 5 London Terminal stations)
- 0.7 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.7 miles (approx) to Broadway Shopping Centre
- 1.2 miles (approx) to Danson Park & Lake

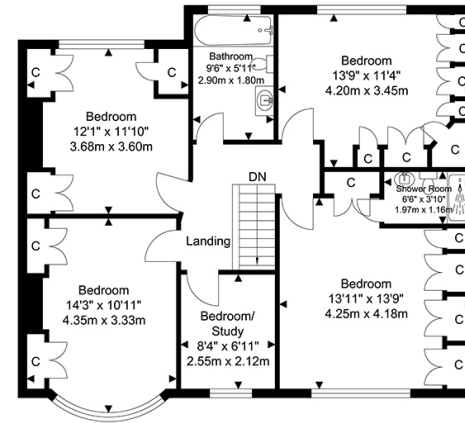
FLOORPLAN



Outbuilding
Approximate Floor Area
183.95 SQ.FT.
(17.09 SQ.M.)



Ground Floor
Approximate Floor Area
902.55 SQ.FT.
(83.85 SQ.M.)



First Floor
Approximate Floor Area
871.87 SQ.FT.
(81.00 SQ.M.)

TOTAL APPROX FLOOR AREA 1958.38 SQ. FT / 181.94 SQ. M
For Identification Purposes Only.

