



22 Drummond Close
Erith
Kent

DA8 3QS

Freehold



Council Tax: C
EPC Rating: TBC

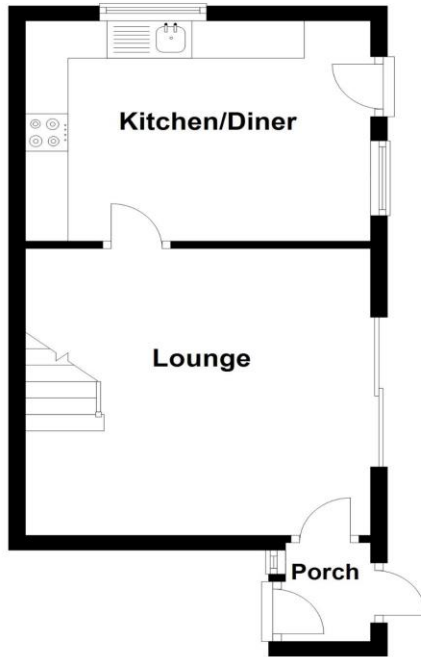
Conveniently located for popular schools, stations and amenities, we are pleased to present this well maintained two bedroom terraced house, with benefits including a modern kitchen, 40' rear garden and allocated parking space.

- 12'9 x 12'7 Lounge
- 13'4 x 9'8 Modern kitchen/diner
- Double glazing and gas central heating
- 40' Rear garden
- Convenient distance from zone 6 stations
- Allocated parking space

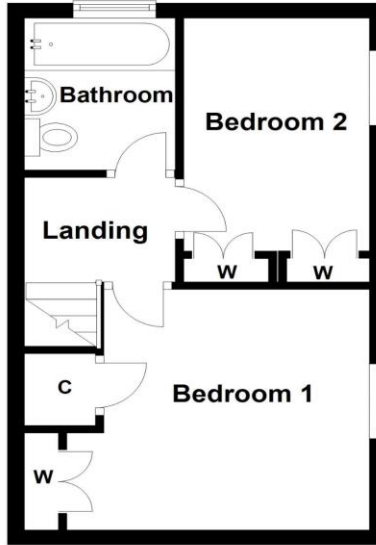
Asking Price £325,000

ROBINSON-JACKSON
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Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using PlanUp.



FOR MORE INFORMATION
CONTACT US TODAY.

01322 340000
Robinson Jackson
226 Bexley Road,
North' Heath,
Kent, DA8 3HB
northumberlandheath@robinson-jackson.com



Interior

Porch Part double glazed UPVC porch door. Double glazed door to garden. Solid Pine flooring.

Lounge 3.89m x 3.84m (12'9" x 12'7") Double glazed patio doors to garden. Radiator. Solid Pine flooring. Dado rail. Door leading to kitchen.

Kitchen/Diner 4.06m x 2.95m (13'4" x 9'8") Double glazed window to rear and to side. Part double glazed door to garden. Range of fitted wall and base units with solid Pine work surfaces over. 1.5 sink unit with mixer tap. Tiled splash back. Integrated oven, hob, extractor and dishwasher to remain. Plumbing for washing machine. Space for fridge/freezer. Radiator. Tiled flooring with underfloor heating.

Landing Carpet.

Bedroom 1 3.25m x 2.9m (10'8" x 9'6") Double glazed window to side. Radiator. Storage cupboard. Built in wardrobe. Carpet.

Bedroom 2 2.95m x 1.98m (9'8" x 6'6") Double glazed window to side. Radiator. Built in wardrobes. Carpet.

Bathroom 1.6m x 2.03m (5'3" x 6'8") Opaque double glazed window to rear. Three piece white suite comprised: Panelled bath with mixer tap and electric shower over, wall mounted wash hand basin and low level wc. Heated towel rail. Wooden flooring. tiled walls.

Exterior

Garden 12.4m x 7.4m (40'8" x 24'3") Patio area. Mainly laid to lawn. Wooden storage shed.

Parking Allocated parking space (to be verified by vendors solicitor)

Service Charge: £32.00 per month (to be verified by vendors solicitor)

Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.