



4 Victoria Road

Erith | Kent | DA8 3AW

Guide Price £650,000 - £675,000

Freehold





Victoria Road

Erith, Kent, DA8 3AW

Situated on a sought after road is this three double bedroom detached bungalow offering versatile accommodation. Occupying a large plot over two floors this impressive property has two receptions, kitchen diner, conservatory, three double bedrooms and two bathrooms. Externally to the front there is offroad parking and access to the garage. The rear garden is mainly laid to lawn with a patio area. Your earliest viewing comes highly recommended.

Benefitting from:

- Detached bungalow
- Off road parking and garage
- Three double bedrooms
- Occupying a large plot
- Sought after road
- Two bathrooms
- Council Tax: F
- EPC Rating: E



Accommodation

Entrance porch 2.34m x 0.97m (7'8" x 3'2") Double doors. Tiled flooring. Brick walls.

Entrance Hall Radiator. Tiled flooring. Double doors to lounge.

Lounge 6.38m x 3.73m into bay (20'11" x 12'3" into bay) Double glazed bay window to front. Radiator. Gas feature fireplace. Carpet.

Kitchen 5.74m narrowing to 3.76m (18'10" narrowing to 12'4 x 12'1") Double glazed window to rear. Range of wall and base units with work surfaces over. Butler sink with mixer sink. Feature fireplace. Radiator. Tiled flooring. Stable doors leading into garden.

Dining Room 3.5m x 3.4m (11'6" x 11'2") Double glazed sliding doors leading to conservatory. Radiator. Carpet. Stairs leading to landing.

Conservatory 2.9m x 2.62m (9'6" x 8'7") Double glazed conservatory windows to rear and both sides. Double glazed double doors to garden. Tiled flooring. Power points.

Ground floor WC 1.68m x 0.84m (5'6" x 2'9") Window to side. Low level wc. Wall mounted wash basin.

Shower Room 1.7m x 1.7m (5'7" x 5'7") Opaque double glazed window to side. Walk in shower unit with rainforest shower over, tiled walls and glass doors, wash hand basin with vanity unit under. Heated towel rail. Tiled flooring. Tiled walls.

Bedroom 1 4.52m x 3.73m (14'10" x 12'3") Double glazed window to rear. Radiator. Two built in wardrobes. Two built in cupboards. Carpet.





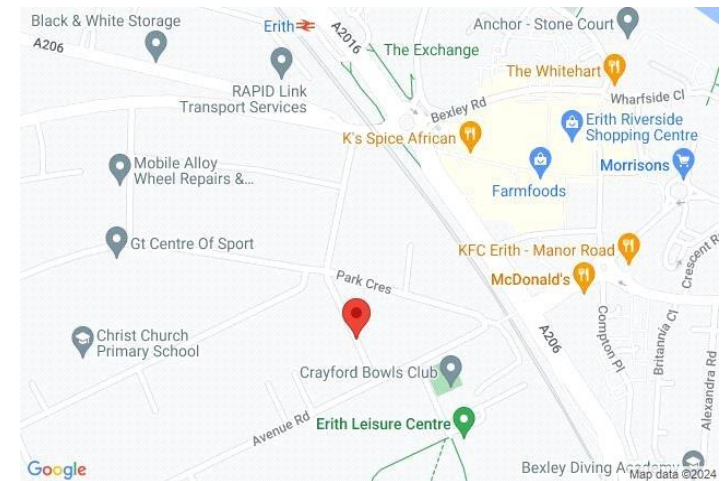
Landing 3.73m x 2.24m (12'3" x 7'4") Double glazed window to rear. Eaves storage. Radiator. Carpet.

Bedroom 2 4.14m x 3.48m (13'7" x 11'5") Double glazed window with shutters to front. Radiator. Carpet.

Bedroom 3 3.58m x 3.28m (11'9" x 10'9") Double glazed windows with shutters to front. Radiator. Carpet. Access to loft.

Bathroom 1.96m x 1.93m (6'5" x 6'4") Double glazed Velux window. Three piece suite comprising: Panelled bath with separate taps, pedestal wash hand basin and low level wc. Radiator. Wood flooring.





Location



(All distances & times are approximates)

Exterior

Front garden Crazy paved stairs to front door, Trees and shrubs. Off road parking for two cars.

Rear Garden 27.43m x 11.58m (90' x 38') Mainly laid to lawn. Summer house to rear. Pond. Variety of trees and shrubs. Patio area. Outside tap.

Garage (to side) 4.88m x 2.44m (16' x 8')

Parking To front via driveway for two vehicles.

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.

FOR MORE INFORMATION CONTACT US TODAY.

Joe Buckle - Branch Manager

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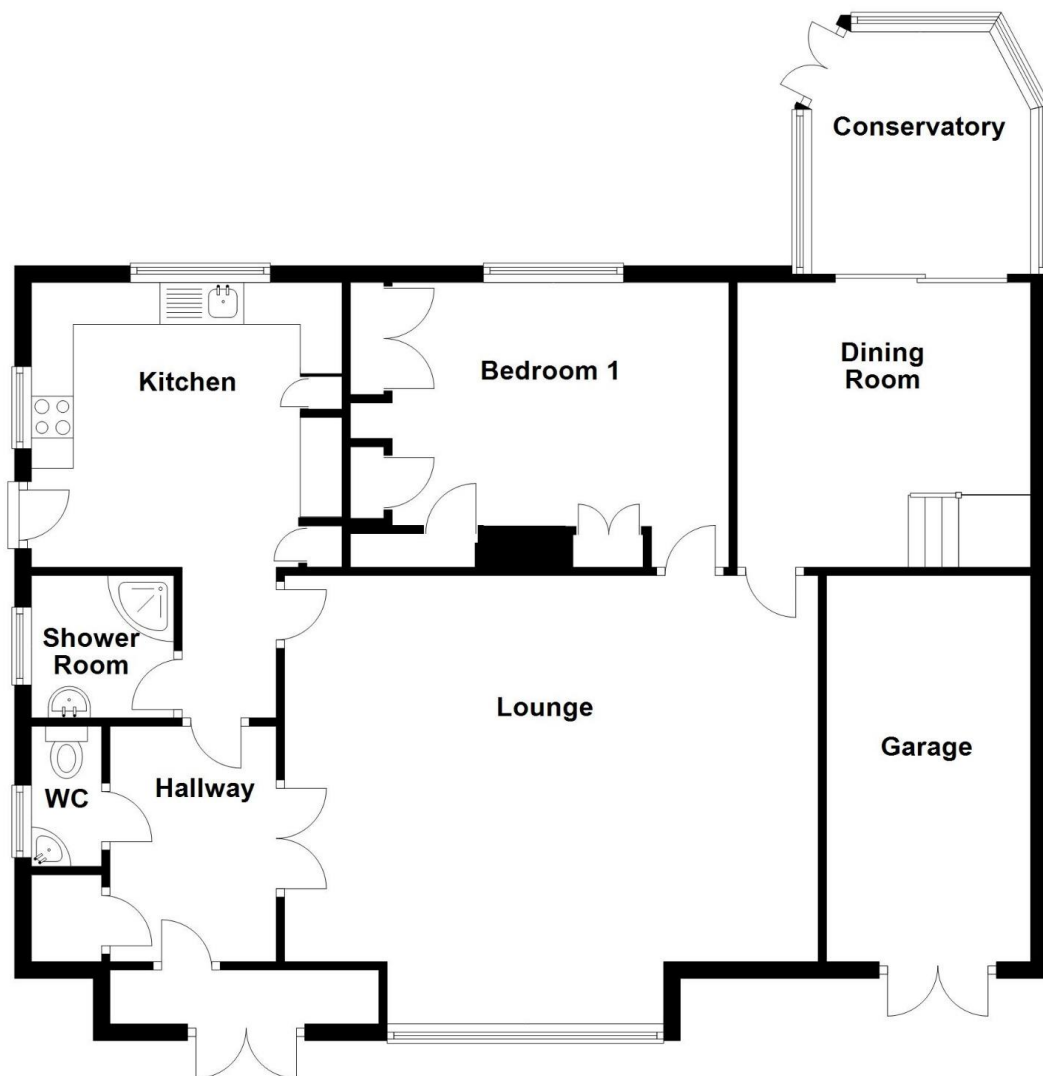
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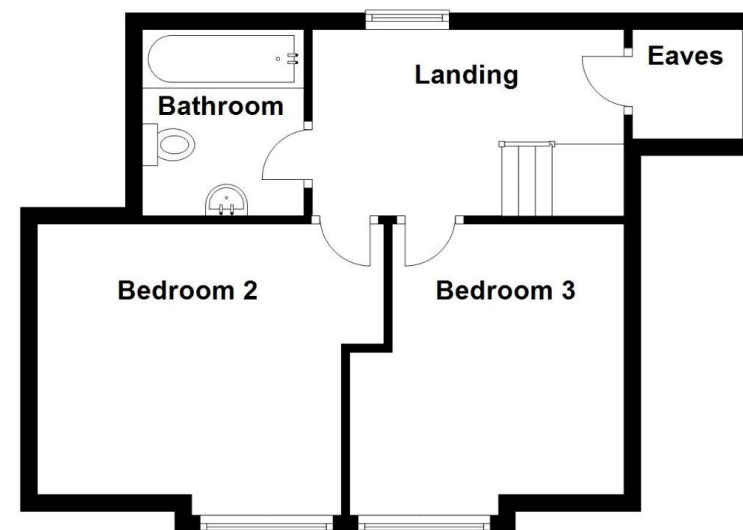
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ROBINSON-JACKSON

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.

