



**ROBINSON JACKSON**  
LOCAL OFFICE  
01322 340000  
**FOR SALE**



25 Swanton Road | Erith, Kent, DA8 1LP



Guide Price £550,000 - £575,000

Freehold

EPC = C

**ROBINSON-JACKSON**  
Our service will *move* you

## Swanton Road, Erith

Located on the popular Bexleyheath border within walking distance of popular schools, shops and stations is this immaculately presented extended semi that will no doubt prove a great family home. Your earliest viewing is highly recommended.

### Property Features

- Council Tax: D
- EPC Rating: D
- 21' x 11'3 Through lounge
- 19'7' x 14' Fitted kitchen with granite worktops
- Double glazing & gas central heating
- 3 Double beds & single 4th
- 13'10 x 6' First floor bathroom & ground floor cloakroom
- 65' Rear garden



## Interior

**Entrance Hall** Opaque part glazed wooden entrance door with opaque double glazed side panels. Wood flooring. Radiator. Coved ceiling. Under stairs storage cupboard.

**Through Lounge** 6.4m x 3.43m (21' x 11'3") Double glazed leaded light window to front. Double glazed double doors to garden. Wood flooring. Two radiators. Open plan to kitchen/breakfast room.

**Kitchen/Breakfast Room** 5.97m x 4.42m (19'7" x 14'6") Two double glazed windows to rear. Range of fitted walnut style wall and base units with granite work surfaces over. Central granite island with wine chiller and base units under. Inset stainless steel sink with mixer taps over. Oven, gas hob, extractor & microwave to remain. Tiled flooring. Part double glazed door to garden Part glazed wooden door to utility room.

**Utility Room** 1.85m x 1.3m (6'1" x 4'3") Door to cloakroom. Worksurface with plumbing for washing machine and space for tumble dryer under. Wall units. Tiled flooring.

**Ground Floor Cloakroom** Low level wc. Inset wash hand basin. Radiator. Tiled flooring. Extractor.

**Landing** Access to loft. Carpet. Coved ceiling.

**Bedroom 1** 3.56m x 2.51m to wardrobes (11'8" x 8'3" to wardrobes) to wardrobes Double glazed leaded light window to front. Radiator. Wood laminate flooring. Full height and width fitted wardrobes.

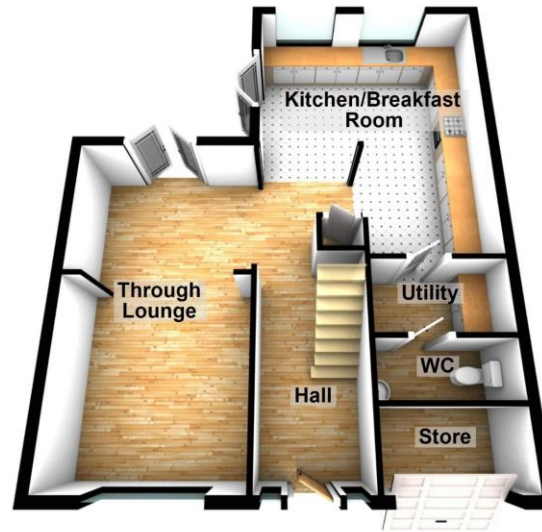
**Bedroom 2** 5.87m x 1.85m (19'3" x 6'1") Double glazed leaded light window to front. Radiator. Wood laminate flooring. Coved ceiling.

**Bedroom 3** 2.6m to wardrobes x 2.46m (8'6" to wardrobes x 8'1") Double glazed window to rear. Radiator. Wood laminate flooring. Full height and width fitted wardrobes.

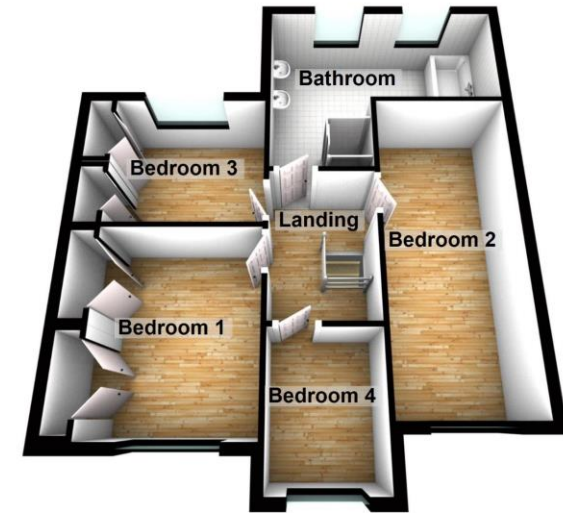
**Bedroom 4** 2.46m x 1.73m (8'1" x 5'8") Double glazed leaded light window to front. Radiator. Coved ceiling.

**Bathroom** 4.22m x 1.83m (13'10" x 6') Two opaque double glazed windows to rear. 4 piece suite comprising: Raised tiled panelled jacuzzi bath with mixer taps and shower attachment, low level wc, Jack and Jill wash hand basins with mixer taps and vanity under. Walk in shower with mixer shower over, heated towel rail and glass screen. Heated towel rail. Tiled flooring.

Ground Floor



First Floor



Total area: approx 1286.98 sq. feet

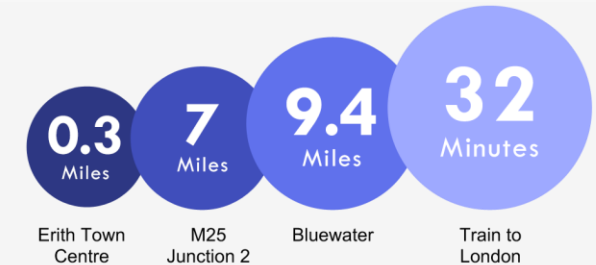
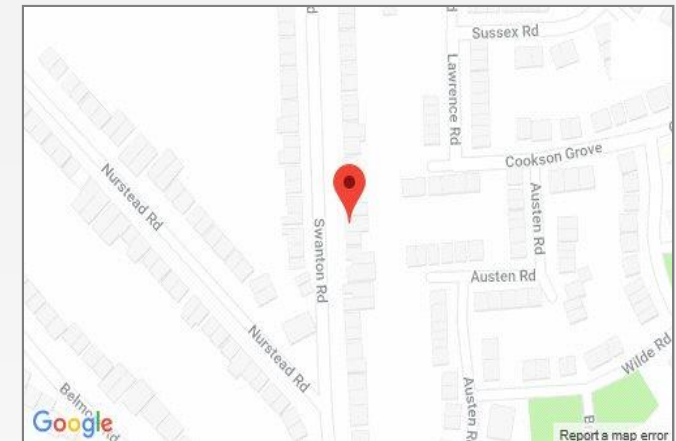
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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 by PlanUp.  
Plan produced using PlanUp.





## Property Location

Swanton Road, Erith, Kent, DA8 1LP



\*All distances from branch postcode. Train time from nearest station.

## Exterior

**Rear Garden** 19.8m x 8.23m (65' x 27') Decked patio area and patio area. Mainly laid to lawn with shrub borders. Outside tap. Floodlight.

**Garage** 2.13m x 1.75m (7' x 5'9) Up & over door. Used for storage only.

\*\* Please Note: Photos taken prior to current tenants occupancy \*\*

## 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.

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