



42 Eastry Road | Erith, Kent, DA8 1NN



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Guide Price £425,000

Freehold

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## Eastry Road, Erith

Being sold with no chain with the opportunity to extend further(STUPP) and modernise is this spacious semi detached family home located in a popular residential road on the Bexleyheath border within convenient distance of schools, local shops, transport links and amenities.

### Property Features

- Council Tax: D
- EPC Rating: E
- 13' x 12' Lounge
- 19' x 11' Dining room
- 8'1 x 7'9 Kitchen
- First floor bathroom and separate WC
- 61' Rear garden
- No chain





## Interior

**Entrance porch** Opaque part double glazed UPVC porch door with opaque double glazed window to front. Light.

**Entrance Hall** Opaque part double glazed entrance door with opaque double glazed window to front and side. Radiator. Carpet. Coved ceiling. Understairs storage cupboard.

**Lounge** 4.06m x 3.73m (13'4" x 12'3") Double glazed window to front. Radiator. Carpet. Dado rail. Coved ceiling. Opaque part glazed door to dining room.

**Dining Room** 6 (19'8")m x 3.38 (11'1")m Narrowing to 3.12 (10'3")m Double glazed sliding porch door to garden. and double glazed window to side. Two radiators. Carpet. Coved ceiling. Opaque part glazed door to kitchen

**Kitchen** 2.46m x 2.36m (8'1" x 7'9") Opaque double glazed UPVC door to garden and double glazed window to side. Range of wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splash back. Plumbing for washing machine. Space for fridge freezer. Larder cupboard. Wall mounted boiler. Tiled flooring. Coved ceiling

**Landing** Opaque double glazed window to side. Carpet. Coved ceiling . Access to loft.

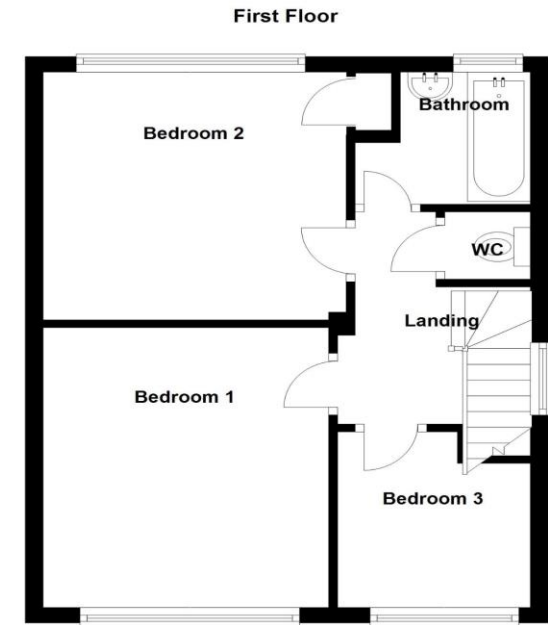
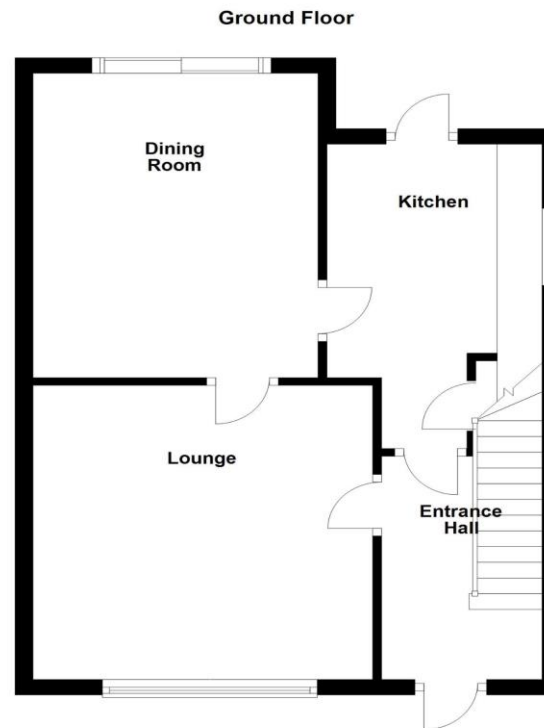
**Bedroom 1** 4.06m x 3.05m (13'4" x 10') Double glazed window to front. Radiator, Carpet, Coved ceiling.

**Bedroom 2** 3.56m x 2.9m (11'8" x 9'6") Double glazed window to rear. Radiator, Built in storage cupboard. Carpet, Coved ceiling.

**Bedroom 3** 2.57m x 2.44m (8'5" x 8') Double glazed window to front. Radiator.

**Bathroom** 1.63m x 1.55m (5'4" x 5'1") Opaque double glazed window to rear. Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Radiator. Carpet. part tiled walls. Coved ceiling.

**Separate wc** 1.27m x 0.74m (4'2" x 2'5") Opaque window to side. Low level wc.



Total area: Approx 90 square metres  
 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.







## Exterior

**Garden** 18.6m (61') Corner patio area. Mainly laid to lawn. Gated side access. Flood Light.

**Parking** Off street parking to front for 1/2 vehicles.

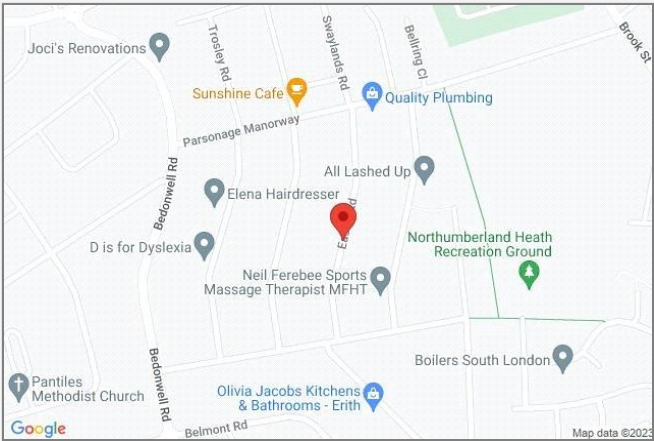
## Additional Information

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 undergoing a rejuvenation, 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.

## Property Location

Eastry Road, Erith, Kent, DA8 1NN



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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