



224 Park Crescent | "Lesney Park" Erith, Kent DA8 3ED



Asking Price £550,000

Freehold

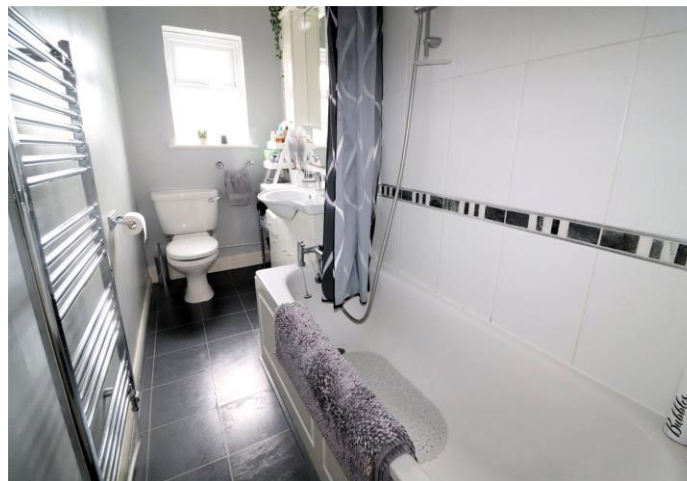
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## Park Crescent, Lesney Park

Stunning four bedroom terraced house located in the ever popular "Lesney Park" area, well positioned for Northumberland Heath parade, zone 6 stations and amenities, benefits include original period features, 14'8 x 7'1 cellar, four good sized bedrooms, 37' rear garden and off street parking.

## Property Features

- Council Tax: D
- EPC Rating: E
- Original period features
- Off street parking
- Sought after road
- High ceilings
- Spacious lounge
- Cellar



# Interior

**Entrance Hall** Radiator. Wooden flooring. Spotlights. Stairs to first floor.

**Lounge** 4.52m x 6m into bay (14'10" x 19'8" into bay) Sash bay windows to front. Radiator. Feature fireplace. Wooden flooring.

**Inner hallway** Stairs leading to cellar. Doorway leading to kitchen

**Kitchen** 4.5m x 4.52m (14'9" x 14'10") Double glazed double doors to garden and double glazed windows to rear. Range of fitted wall and base units with work surfaces over. Butler sink. Tiled splashback. Integrated oven and hob. Radiator. Cupboard housing boiler. Laminate flooring.

**Landing** Circular window to side. Carpet. Loft access. Spotlights.

**Bedroom 1** 4.52m x 3.07m (14'10" x 10'1") Double glazed sash window to rear. Radiator. Carpet.

**Bedroom 2** 5.28m x 2.1m (17'4" x 6'11") Window to front. Radiator. Carpet.

**Bedroom 3** 4.32m x 2.29m (14'2" x 7'6") Double glazed sash windows to front and to side. Radiator. Carpet.

**Bedroom 4** 2.97m x 2.16m (9'9" x 7'1") Double glazed window to rear. Radiator. Carpet.

**Bathroom** 3.48m x 1.32m (11'5" x 4'4") Double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower attachment over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Vinyl flooring. Part tiled walls. Spotlights.

**Cellar** 4.47m x 2.16m (14'8" x 7'1")



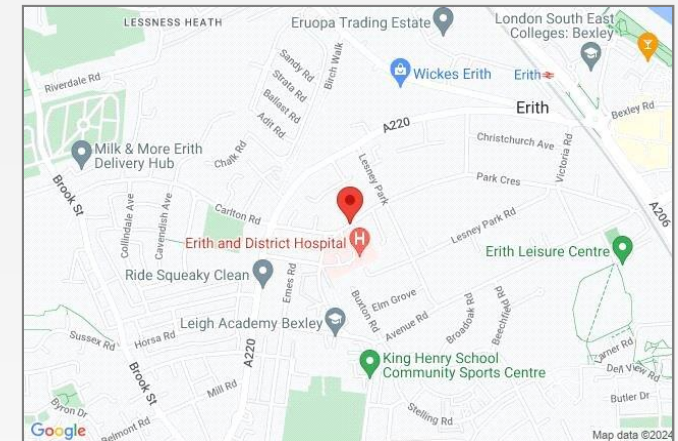
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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





## Property Location

Park Crescent, Lesney Park, Erith, DA8 3ED



## Exterior

**Front Garden** Paved driveway. Laid to lawn section.

**Rear garden** 11.28m x 5.03m (37' x 16'6") Decking with steps down to laid to lawn section.

**Parking** Block paved driveway to front for 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 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.**

01322 340000

Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com

