



13 Alexandra Road | Erith, Kent, DA8 2AX



Guide Price £400,000 - £425,000 Freehold

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Alexandra Road, Erith

Offering Tardis like accommodation conveniently located within walking distance of Erith town centre, Zone 6 station with links to Abbey Wood's Elizabeth link and transport links, is this spacious family home with through lounge, 17' dining room, 10' kitchen, four bedrooms, family bathroom, Ensuite shower, ground floor cloakroom and a 33' rear garden that is a must view.

Property Features

- Council Tax: C
- EPC Rating: E
- 26'1 x 14' Through lounge
- 17'7 x 8'9 Dining room
- 10' x 8' Fitted kitchen
- Family bathroom, En-suite shower & ground floor cloakroom
- 33' Rear garden
- Convenient for Erith town centre



Interior

Entrance Opaque part glazed leaded light UPVC entrance door with opaque leaded light window above, leading into through lounge.

Ground floor cloakroom 1.73m x 1.02m (5'8" x 3'4") Opaque double glazed window to rear. Wash hand basin with vanity unit under. Low level WC. Heated towel rail .Ceramic tiled flooring. Extractor.

Through Lounge 7.92m to bay x 4.27m (26' to bay x 14') Double glazed bay window to front. Radiator. Under stairs storage cupboard. Open cast iron fire place with cast iron fire surround and slate hearth. Wooden flooring. Covered ceiling and ceiling rose. Part glazed double doors to dining room.

Dining Room 5.36m x 2.67m (17'7" x 8'9") Double glazed double doors to garden currently with dog door, with the original panel available to reinstall. Radiator. Storage cupboard with plumbing for washing machine. Storage cupboard housing boiler and integrated microwave. Wooden flooring. Covered ceiling and ceiling rose. Open to kitchen.

Kitchen 3.18m x 2.64m (10'5" x 8'8") Double glazed window to rear and double glazed Velux window to rear. Range of fitted wall and base units with work surfaces over. 1.5 bowl sink unit with mixer tap. Tiled splash back. Space for range cooker. Plumbing for dishwasher. Ceramic tiled flooring. Extractor.

Landing Carpet. Coved ceiling. Door leading to landing providing access to bedroom 1.

Bedroom 1 3.96m x 2.74m (13' x 9') Two double glazed Velux windows to front and Double glazed window to rear. Radiator. Carpet.

Further 2.92m x 1.37m (9'7 x 4'6) Area leading to En-suite.

En-Suite 2.6m x 0.81m (8'6" x 2'8") Double glazed window to rear. Three piece suite comprising: Shower unit with mixer shower over, tiled walls and door, Wash hand basin with vanity unit under and low level WC. Radiator. Ceramic tiled flooring. Extractor.

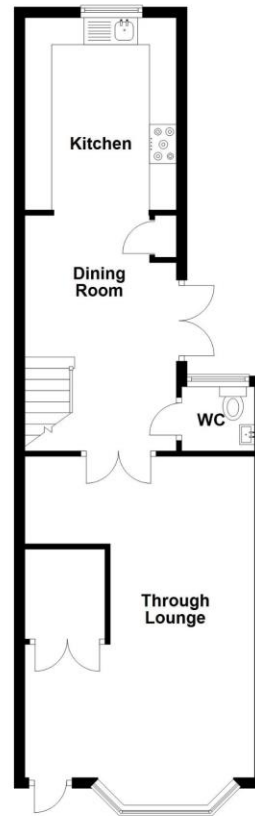
Bedroom 2 4.32m x 3.7m (14'2" x 12'2") Two double glazed leaded light windows to front. Wood laminate flooring. Two radiators. Coved ceiling.

Bedroom 3 3.84m x 2.13m (12'7" x 7') Double glazed leaded light window to rear. Radiator. Fitted wardrobes. Wood laminate flooring. Coved ceiling.

Bedroom 4 2.74m x 2.03m (9' x 6'8") Double glazed leaded light window to rear. Radiator. Carpet.

Bathroom 1.93m x 1.45m (6'4" x 4'9") Opaque double glazed window to side. Three piece white suite comprising: Corner panelled bath with mixer tap and shower attachment. Wash hand basin with vanity unit under and low level WC. Heated towel rail. Ceramic tiled flooring. Tiled walls.

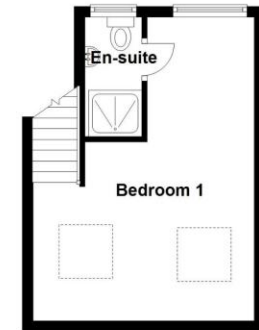
Ground Floor



First Floor

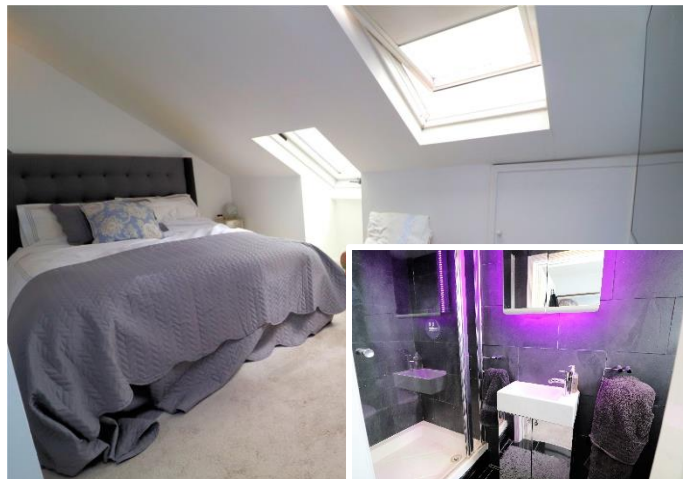


Second Floor



Total area: approx 129 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 10.06m (33') Decked patio area leading to artificial laid lawn area with shrub borders. Outside power point. Outside tap. 4.4m x 2.26m (14'5 x 7'5) Outbuilding to rear with power and light.

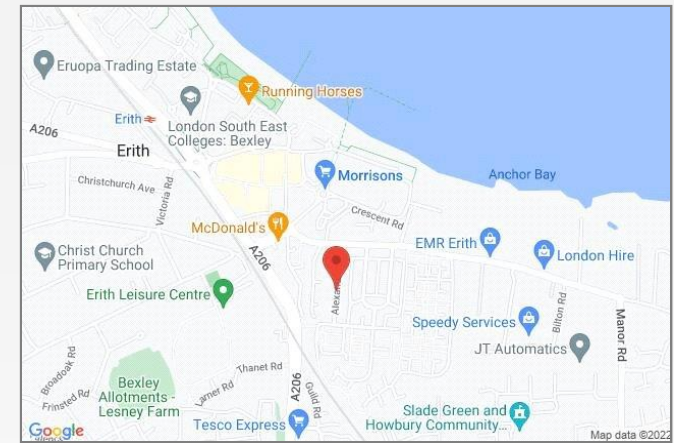
Additional Information

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.

Property Location

Alexandra Road, Erith, Kent, DA8 2AX



FOR MORE INFORMATION CONTACT US TODAY.

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