



6 Park Crescent

Erith | Kent | DA8 3DE

Guide Price £550,000

Freehold





Park Crescent

Erith, Kent, DA8 3DE

Coming to the market for the first time in over 30 years is this spacious no chain much improved rarely available detached bungalow located in the ever popular "Lesney Park" area with all amenities, town centre, Erith zone 6 station with links to Abbey Wood's Elizabeth Line, transport links including A2/M25 and schools within walking distance. With two receptions, modern fitted kitchen, family bathroom, shower room, 18' lounge, front and private rear and side gardens and ample parking.

Benefitting from:

- 18'5 x 13'7 Lounge
- 11'4 x 9'8 Dining room
- 10' x 8'8 Fitted kitchen
- Three double bedrooms
- Family bathroom and shower room
- 47' x 24' rear garden and 36' x 27' side garden
- Council Tax: E
- EPC Rating: E



Accommodation

Entrance Hall Opaque part glazed wooden entrance door with opaque double glazed leaded light windows to sides. Radiator. Storage Cupboard. Alarm panel. Carpet. Coved ceiling. Access to loft.

Lounge 5.61m x 4.14m (18'5" x 13'7") Double glazed bay window to front and double glazed double doors to side garden. Two radiators. Solid oak wood flooring.

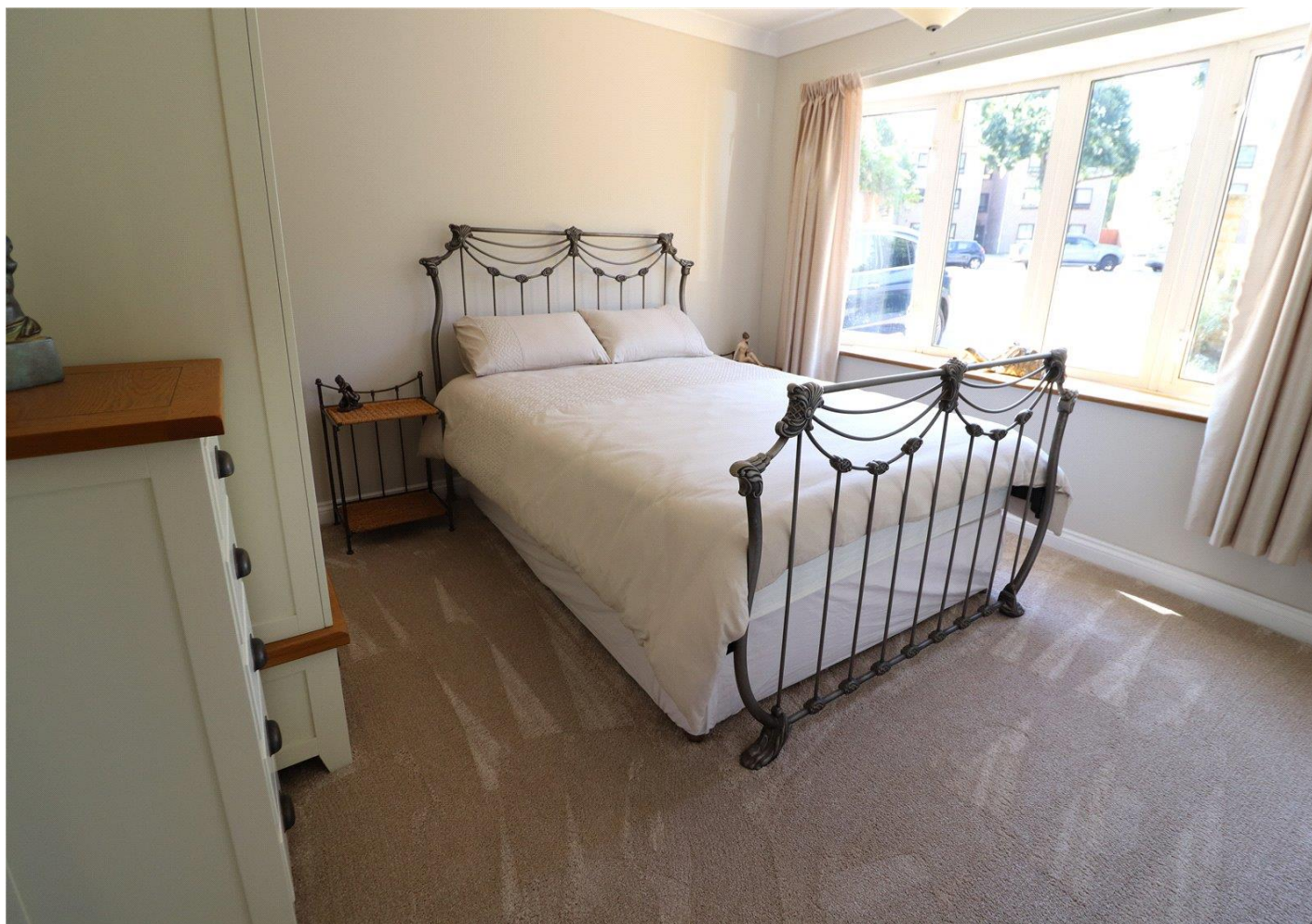
Dining Room 3.45m x 2.95m (11'4" x 9'8") Double glazed double doors to garden. Radiator. Carpet. Coved ceiling. Open to lounge.

Kitchen 3.12m x 2.64m (10'3" x 8'8") Double glazed window to rear and double glazed door to garden. Range of fitted wall and base units with Granite work surfaces over. Stainless steel inset sink unit with Granite drainer and mixer tap. Tiled splash back. Oven, hob, extractor, fridge/freezer and washing machine to remain. Wall unit housing boiler. Ceramic tiled flooring. Coved ceiling.

Bedroom 1 3.45m x 3.15m (11'4" x 10'4") Double glazed bay window to front. Radiator. Carpet. Coved ceiling.

Bedroom 2 4.45m x 2.54m (14'7" x 8'4") Double glazed bay window to front. Radiator. Carpet. Coved ceiling.

Bedroom 3 3.28m x 3.25m (10'9" x 10'8") Double glazed double doors to rear garden. Carpet. Coved ceiling.





Bathroom 2.34m x 1.9m (7'8" x 6'3") Three piece suite comprising: Panelled bath with mixer tap and shower attachment, wash hand basin and low level wc. Heated towel rail. Pebble tiled flooring. Tiled walls.

Shower Room 1.98m x 1.42m (6'6" x 4'8") Three piece white suite comprising: Corner shower unit with mixer shower over, tiled walls and sliding door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Extractor. Tiled flooring. Tiled walls.

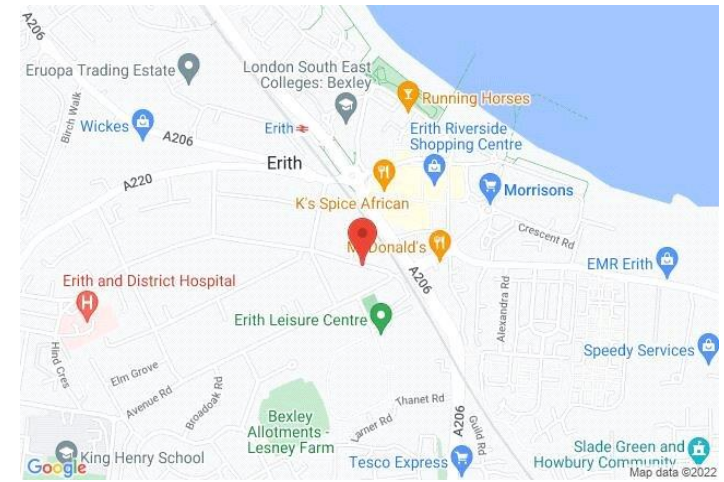
Exterior

Rear Garden 7.32m x 14.33m (24' x 47') Patio area. Mainly laid to lawn Outside tap. Gated side access.

Side Garden 10.97m x 8.23m (36' x 27')(Triangular shaped)Path to side leading to further area to rear of garage. Side access.

Parking Driveway to front for 2/3 vehicles.





Location



(All distances & times are approximates)

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.

Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

FOR MORE INFORMATION CONTACT US TODAY.

Garry Hazell - Branch Partner

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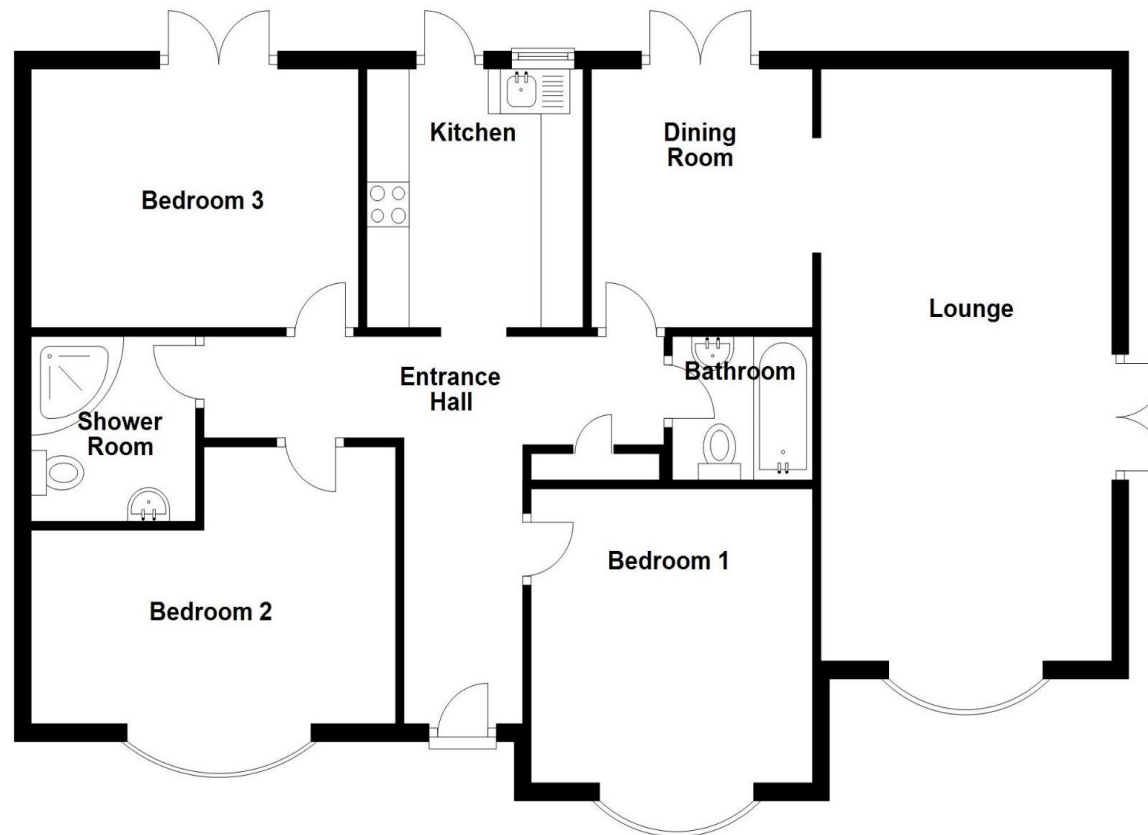
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ROBINSON-JACKSON

Ground Floor



Total area: approx 96 square meters (1033.3354 square foot)

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.

