



2 Friday Road
Erith
Kent
DA8 1PL

Freehold



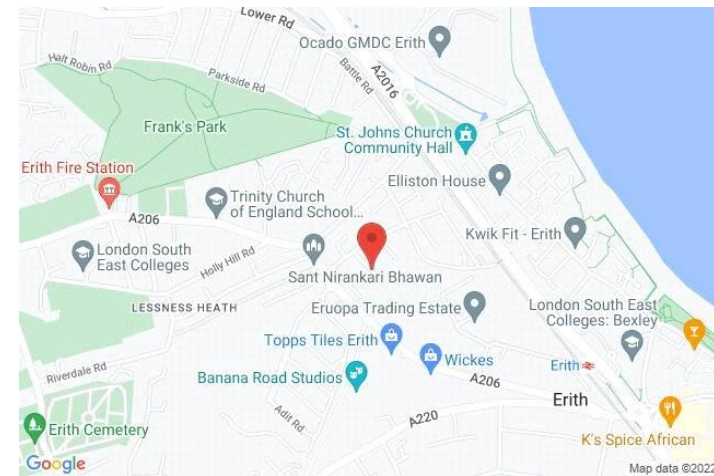
Council Tax: C
EPC Rating: D

Located in a cul-de-sac within close proximity of Erith Town Centre, zone 6 station with links to Abbey Wood's now open Elizabeth Line and transport links, is this older style 2/3 bedroom home sold with no chain.

- Two receptions
- 10' x 7' Kitchen
- Double glazing and gas central heating
- 2/3 Double bedrooms
- Ground floor bathroom
- 17'1 x 11'4 Garage to rear

Offers Over £320,000

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Interior

Entrance Porch Part glazed porch door. Tiled flooring.

Entrance Hall Opaque part double glazed UPVC door. Radiator. Carpet.

Lounge 4.2m to bay x 3.15m (13'9" to bay x 10'4") Double glazed bay window to front. Radiator. Carpet. Coved ceiling.

Dining Room 4.2m x 3.18m (13'9" x 10'5") Double glazed window to rear. Gas fire with fire surround. Two understairs storage cupboards. Carpet. Coved ceiling. Part glazed door to kitchen.

Kitchen 3.05m x 2.36m (10' x 7'9") Double glazed window to side. Range of fitted wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Double oven and hob to remain. Space for fridge/freezer. Plumbing for washing machine. Wall mounted boiler. Tiled flooring. Coved ceiling. Door leading to lobby.

Lobby Opaque part glazed UPVC door to garden. Carpet. Coved ceiling. Door to bathroom.

Bathroom 1.93m x 1.65m (6'4" x 5'5") Opaque double glazed window to side. Three piece white suite comprising: Panelled bath with separate taps, pedestal wash hand basin and low level wc. Radiator. Carpet. Part tiled walls. Coved ceiling.

Bedroom 1 4.27m x 3.35m (14' x 11') Two double glazed windows to front. Radiator. Carpet. Coved ceiling. Built in storage cupboard.

Bedroom 2 4.27m x 3.58m (14' x 11'9") Double glazed window to rear. Radiator. Storage cupboard. Carpet. Coved ceiling. Door leading to bedroom 3.

Bedroom 3 3.12m x 2.46m (10'3" x 8'1") Double glazed window to rear. Radiator. Storage cupboard. Carpet. Coved ceiling.

Exterior

Garage 5.2mx 3.45m (17'1"x 11'4") Garage to rear. Up and over door. Part glazed door to rear.

Garden 6.4m to garage (21' to garage) Patio area and pathway to garage

Please Note- The owner has advised that probate has been applied for but not granted, therefore exchange of contracts cannot take place until probate has been granted.

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.