



62 Luddesdon Road | Erith, Kent, DA8 1NG

 3  1  2 Guide Price £525,000 - £550,000 Freehold

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Luddesdon Road, Erith

Presented in move in condition an ever popular "K" type Feakes & Richards semi detached family home coming to the market for the first time since built. Located on the desirable Bexleyheath borders, well positioned for local schools and bus routes, with extension potential (STUPP), being sold with no chain, two receptions, double glazing, gas central heating, garage, parking and a 71' rear garden.

Property Features

- Council Tax: E
- EPC Rating: D
- 13'9 x 12' Lounge
- 12'1 x 11'9 Dining room
- 9'5 x 7'9 Fitted kitchen
- Three spacious bedrooms
- First floor bathroom and separate wc
- 71' Rear garden



Interior

Porch Part glazed sliding porch door.

Entrance Hall 4.27m mx 2.44m (14' mx 8') Opaque part glazed wooden entrance door with coloured leaded light inserts and side windows. Radiator. Carpet. Picture rail. Understairs storage cupboard.

Lounge 4.2m x 3.66m (13'9" x 12') Double glazed window to front. with coloured leaded light above. Double glazed window to side with coloured leaded light above. Radiator. Tiled fire surround. Carpet.

Dining Room 3.68m x 3.58m (12'1" x 11'9") Double glazed window to rear. Radiator. Carpet.

Kitchen 2.87m x 2.36m (9'5" x 7'9") Double glazed window to rear. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine. Radiator. Wall mounted boiler. Gas cooker to remain. Vinyl flooring.

Utility Room 2.9m x 1.96m (9'6" x 6'5") Double glazed door to garden. Space for tumble dryer. Space for fridge/freezer. Carpet.

Landing Opaque double glazed window to side. Carpet. Picture rail. Access to loft.

Bedroom 1 4.42m x 3.35m (14'6" x 11') Double glazed window to front with leaded light inserts. Radiator. Full height fitted wardrobes with storage cupboard above. Carpet. Picture rail.

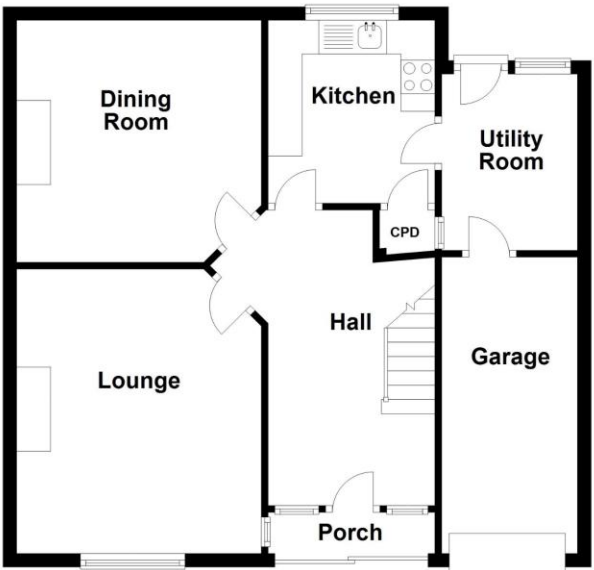
Bedroom 2 6.73m x 3.9m (22'1" x 12'10") Double glazed window to rear. Radiator. Carpet. Picture rail.

Bedroom 3 2.87m x 2.44m (9'5" x 8') Double glazed window to front with leaded light coloured insert. Radiator. Vinyl flooring. Picture rail.

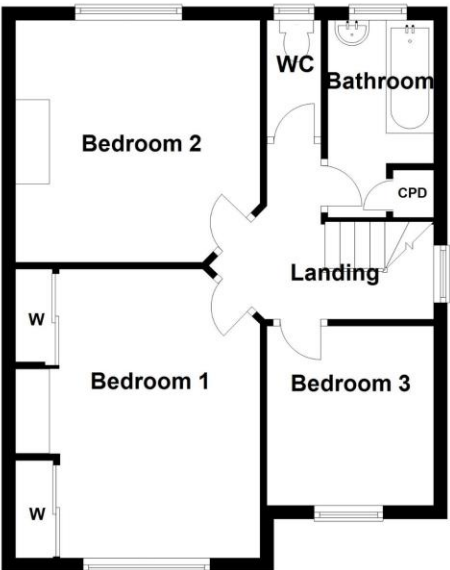
Bathroom 15.04m x 1.52m (49'4" x 5') Opaque double glazed window to rear. Panelled bath with mixer taps. Pedestal wash hand basin, Radiator. Airing cupboard housing hot water tank. Vinyl flooring. Part tiled walls.

Separate WC 1.96m x 0.74m (6'5" x 2'5") Opaque double glazed window to rear. Low level wc. Vinyl flooring.

Ground Floor



First Floor



Total area: approx 95 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 21.64m (71') Porcelain patio area. Mainly laid to lawn with shrub borders. Fenced.

Garage 5.1m x 1.96m (16'9" x 6'5") Roller shutter door. Power and light . Door to rear.

Parking Off street parking to front.

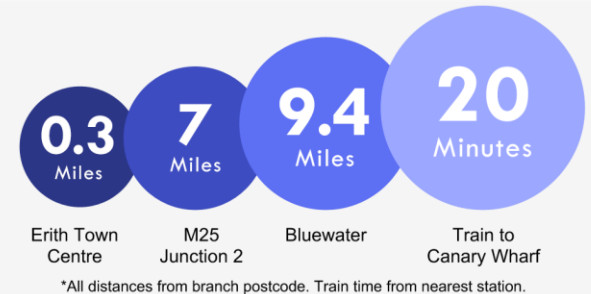
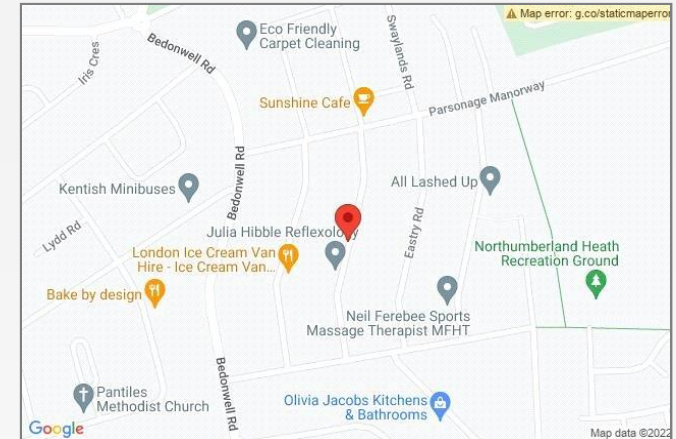
Additional Information

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

Luddesdon Road, Erith, Kent, DA8 1NG



**FOR MORE INFORMATION
CONTACT US TODAY.**

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