



4 Aperfield Road | Erith, Kent, DA8 2BD



3



1



1

Asking Price £399,995 Freehold

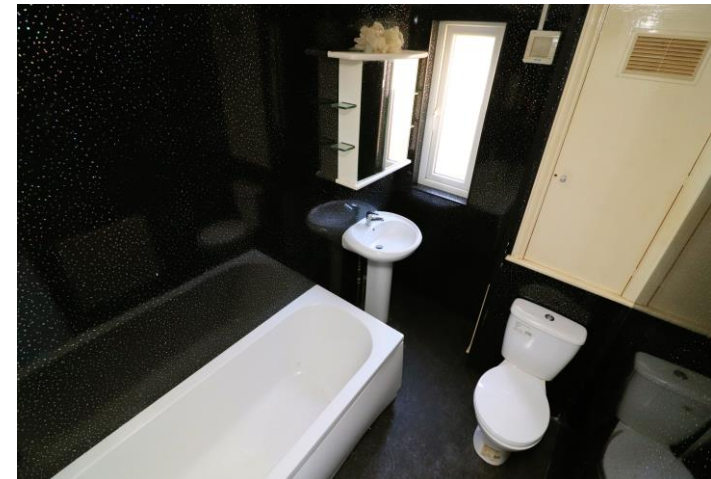
ROBINSON-JACKSON
Our service will *move* you

Aperfield Road, Erith

No chain conveniently positioned for Erith town centre, zone 6 station with links to Abbey Wood's newly open Elizabeth line, bus and transport links, is this 3 bedroom terraced home with 45' rear garden and 17' x 16' garage to rear.

Property Features

- Council Tax: C
- EPC Rating: D
- 14'8 x 13'2 Lounge
- 11'7 x 6' Kitchen
- Modern ground floor bathroom
- Double glazing and gas central heating
- 45' Rear Garden
- 17' x 16' Garage to rear



Interior

Entrance Porch Double glazed sliding porch door.

Entrance- Opaque double glazed UPVC entrance door leading into lounge.

Lounge 4.47m x 4.01m (14'8" x 13'2") Double glazed bay window to front. Radiator. Carpet. Dado rail. Coved ceiling. Under stair storage cupboard. Door to bathroom and to kitchen.

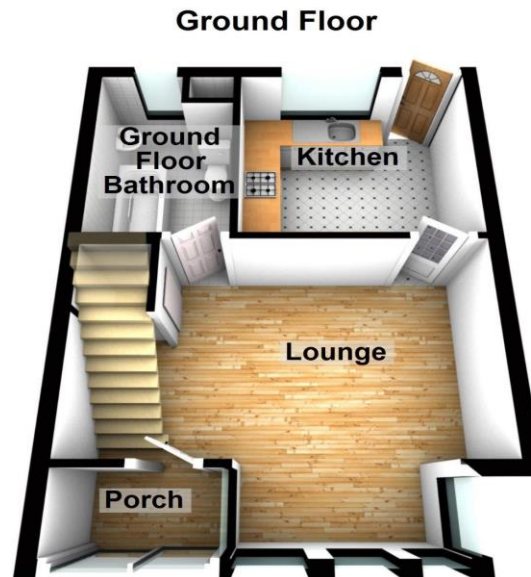
Ground floor bathroom 2.67m x 1.55m (8'9" x 5'1") Opaque double glazed window to rear. Three piece white suite comprising: panelled bath with mixer taps and electric shower over, pedestal wash hand basin and low level wc. Radiator. Vinyl flooring. Extractor. Storage cupboard housing boiler.

Kitchen 3.53m x 2.06m (11'7" x 6'9") Double glazed window to rear and part double glazed UPVC door to garden. Range of white wall and base units with work surfaces over. Stainless steel sink unit with mixer taps and tiled splash back. Oven, hob and extractor to remain. Plumbing for washing machine. Wooden flooring. Coved ceiling.

Bedroom 1 4.37m x 3.63m narrowing to 2.44m (14'4" x 11'11" narrowing to 8') Two double glazed windows to front. Radiator. Carpet. Built in storage cupboard. Storage cupboard.

Bedroom 2 2.92m x 2.77m (9'7" x 9'1") Double glazed window to rear. Radiator. Carpet.

Bedroom 3 2.74m x 2.34m (9' x 7'8") Double glazed window to rear. Radiator. Carpet.



Total area: approx 67 sq 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

Rear Garden 13.72m (45') Patio area. Mainly laid to lawn. Outside tap. Gated side access (access subject to legal verification).

Garage to rear 5.18m x 4.93 m (17' x 16'2") (Access subject to legal verification). Up and over door.

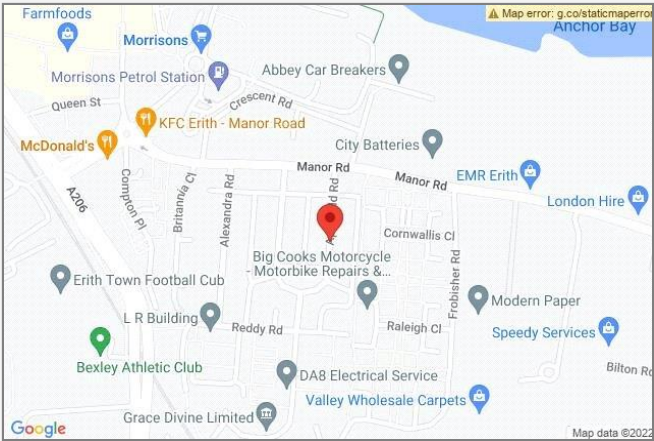
Additional Information

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

Aperfield Road, Erith, Kent, DA8 2BD



**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 340000
Robinson Jackson
226 Bexley Road,
Northumberland Heath,
Kent DA8 3HB
northheath@robinson-jackson.com

