



12 Wharfside Close | DA8 1QR



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Guide Price £385,000

Freehold

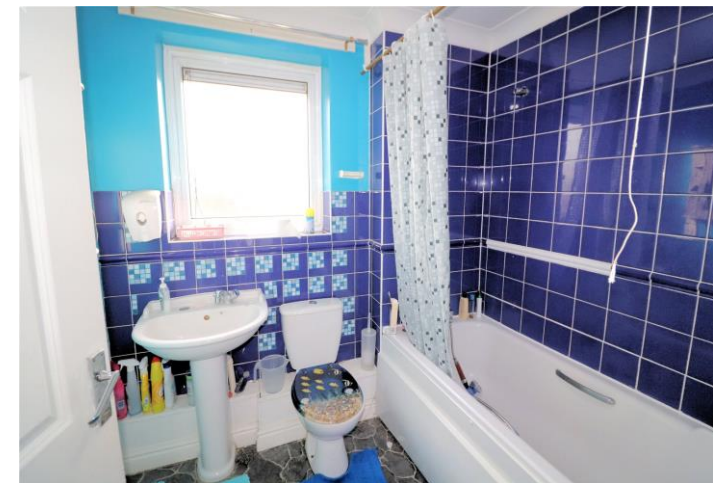
ROBINSON-JACKSON
Our service will *move* you

Wharfside Close,

We are pleased to present this rarely available, 4 bedroom town house, within walking distance of Erith town centre, train station and local schools. Added benefits including a 13'2 balcony with stunning river views and being sold with no chain.

Property Features

- Council Tax: D
- EPC Rating: C
- 13' Riverside balcony
- 6'8 x 7'4 Utility room
- 8' x 7' Fitted kitchen
- 17'5 x 8'5 Garage
- Top floor family bathroom and ground for WC
- No Chain



Interior

Entrance Hall Part glazed UPVC entrance door. Radiator. Carpet. Understairs storage cupboard.

WC 0.79m x 1.42m (2'7" x 4'8") Wall mounted wash hand basin with separate taps. Low level wc. Radiator. Extractor.

Utility Room 2.03m x 2.24m (6'8" x 7'4") Double glazed UPVC door leading to garden. Plumbing for washing machine. Space for tumble dryer. Radiator. Door leading to bedroom 4.

Bedroom 4 2.54m x 2.24m (8'4" x 7'4") Double glazed window to rear. Radiator. Fitted wardrobes. Carpet. Coved ceiling.

First Floor Landing Radiator. Carpet.

Lounge 6.32 (20'9")m x 2.26 (7'5")m x 5.03 (16'6")m L shaped Double glazed window to rear. Double glazed UPVC door to balcony. Two radiators. Wood laminate flooring.

Kitchen 2.46m x 2.29m (8'1" x 7'6") Double glazed window to front. Range of wall and base units with work surfaces over. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Gas cooker point. Extractor to remain. Space for dishwasher. Wood laminate flooring.

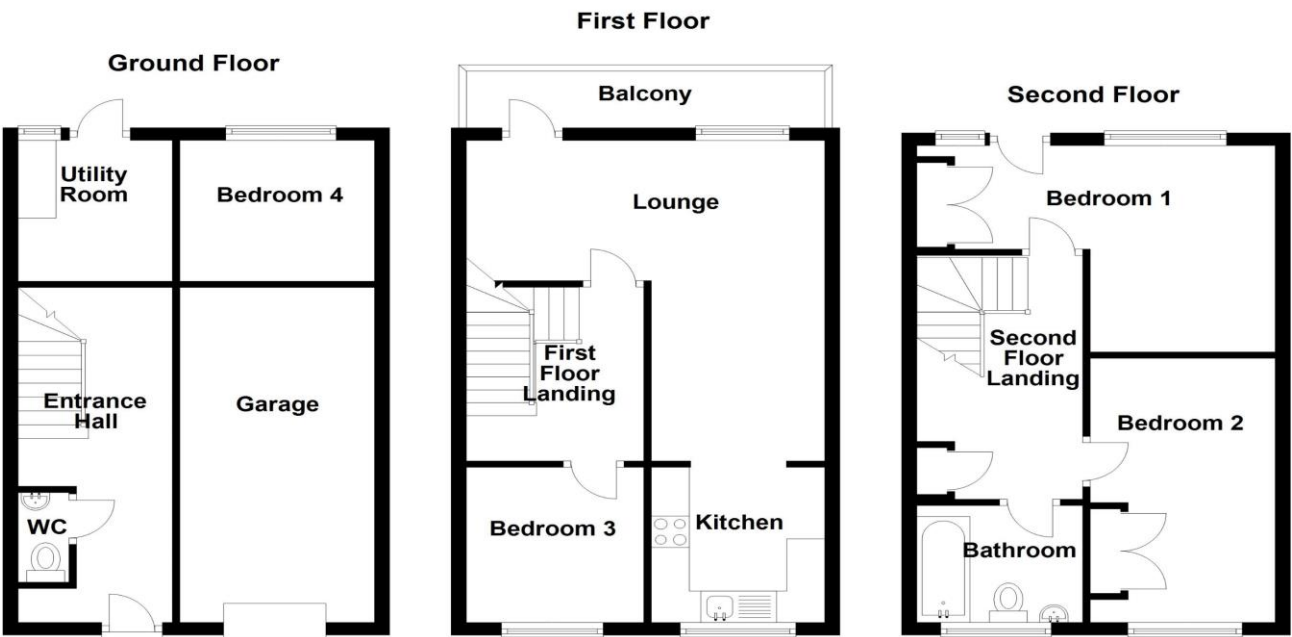
Bedroom 3 2.3m x 2.46m (7'7" x 8'1") Double glazed window to front. Radiator. Fitted wardrobes. Carpet. Coved ceiling.

Second Floor Landing Storage cupboard housing hot water tank. Radiator. Carpet.

Bedroom 1 3.28m x 4.72m (10'9" x 15'6") Double glazed window to rear. Double glazed UPVC door to Juliet balcony. Radiator. Built in double wardrobe. Carpet. Coved ceiling.

Bedroom 2 4.2m x 2.46m (13'9" x 8'1") Double glazed window to front. Radiator. Built in wardrobe. Carpet. Access to loft.

Bathroom 1.85m x 2.18m (6'1" x 7'2") Opaque double glazed window to front. Three price suite comprising: Panelled bath with separate taps and shower attachment over, pedestal wash hand basin with mixer tap and low level wc. Radiator. Vinyl flooring. Part tiled walls Coved ceiling.





Exterior

- Garden** 4.57m x 2.46m (15' x 8'1") Paved patio area.
- Balcony** 4.01m (13'2") Astroturf.
- Garage** 5.3m x 2.57m (17'5" x 8'5") Up and over door. Power and light.
- Parking** Off street parking to front for 1 vehicle.
- Service Charge:** £31.19 per month (to be verified by Vendors solicitor)

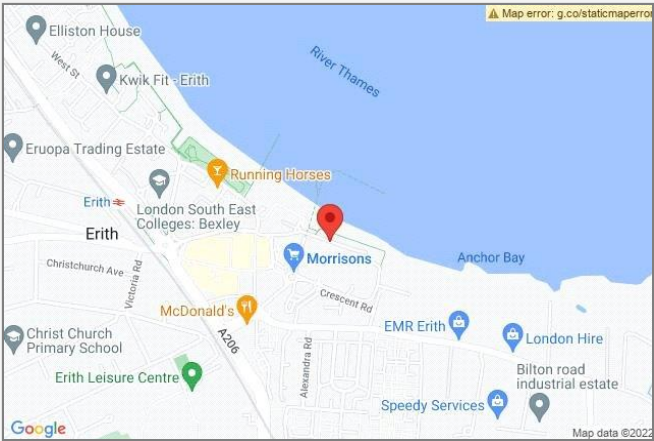
Additional Information

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

Wharfside Close, DA8 1QR



**FOR MORE INFORMATION
CONTACT US TODAY.**

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