



39 Brook Street | Northumberland Heath, Erith, DA8 1JJ

 3  1  1 Guide Price £350,000 - £375,000 Freehold

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## Brook Street, Erith

Located within close proximity to Northumberland Heath parade is this spacious three bedroom terrace family home, with the added benefits of a 17' x 15' lounge, downstairs wc and being sold with no chain.

### Property Features

- Council Tax: C
- EPC Rating: C
- 17' x 15' Lounge
- 13'8 x 8' Conservatory
- Double glazing and gas central heating
- Ground floor wc and first floor family bathroom
- 35' Rear garden
- No chain



## Interior

**Entrance Porch** Double glazed porch door. Storage cupboard. Tiled flooring.

**Entrance Hall** Part glazed UPVC door. Radiator. Wood laminated flooring. Wood panelled walls. Textured ceiling.

**WC** 2.13m x 0.81m (7' x 2'8") Opaque double glazed window to front. Low level wc. Wash hand basin. Part tiled walls. Textured ceiling.

**Lounge** 5.28m x 4.75m (17'4" x 15'7") Double glazed sliding doors to conservatory. Double glazed door to rear. Two radiators. Understairs storage cupboard. Wood laminate flooring. Coved and textured ceiling.

**Conservatory** 4.04m x 2.57m (13'3" x 8'5") Double glazed door to garden and double glazed windows to sides. Radiator. Wood laminate flooring.

**Kitchen** 2.87m x 3.53m (9'5" x 11'7") Double glazed window to front. Range of wall and base units with work surfaces over. 1.5 Composite sink unit with mixer tap. Tiled splash back. Plumbing for washing machine. Gas cooker point. Extractor to remain. Space for fridge/freezer. Tiled flooring.

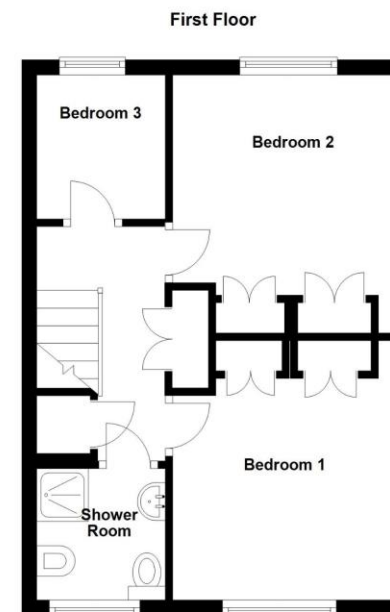
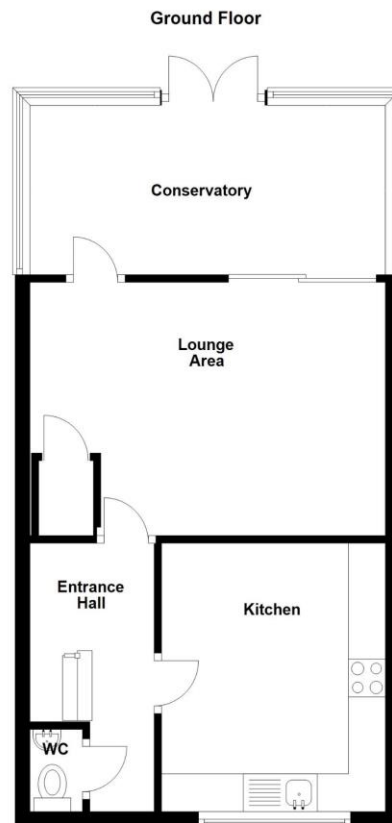
**Landing** Two storage cupboards. Carpet. Wood panelled walls. Access to loft. Textured ceiling.

**Bedroom 1** 2.92m x 3.89m (9'7" x 12'9") Double glazed window to front. Radiator. Double built in wardrobes. Carpet.

**Bedroom 2** 2.6m x 3.73m (8'6" x 12'3") Double glazed window to rear. Radiator. Double built in wardrobes. Carpet.

**Bedroom 3** 2.06m x 2.51m (6'9" x 8'3") Double glazed window to rear. Radiator. Carpet. Textured ceiling.

**Bathroom** 1.7m x 2.62m (5'7" x 8'7") Opaque double glazed window to front. Four piece suite comprising: Corner shower unit with mixer shower, tiled walls and glass door, pedestal wash hand basin, bidet and low level wc. Vinyl flooring. Tiled walls



Total area: approx 88 square metres

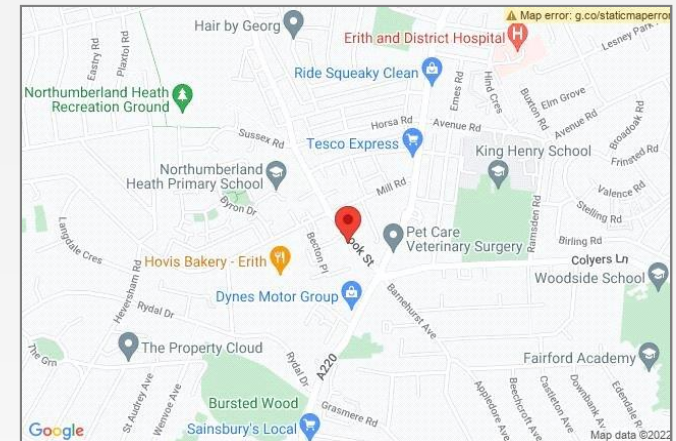
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





## Property Location

Brook Street, Erith, DA8 1JJ



## Exterior

**Garden** 10.9m (35'9") Concrete patio area. Outside tap. Wooden shed. Gated rear access.

**Parking** Access to secure gated parking space.

**Please Note-** The owner has advised us 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.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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