



4 Park Crescent Road | Erith, DA8 3DX



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Asking Price £500,000

Freehold

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Park Crescent Road, Erith

Being sold chain free, we are pleased to present this 1930's spacious four bed semi detached family home. Benefitting from a 25' detached garage 55' garden and open plan kitchen/diner. In close proximity of zone 6 train station with access to Abbey Woods now open Elizabeth line, local schools and Erith town centre.

Property Features

- Council Tax: E
- EPC Rating: D
- 13'7 x 13' Lounge
- 9'7 x 7'9 Conservatory
- Double glazing and gas central heating
- Family bathroom and ground floor wc



Interior

Entrance Porch Double glazed porch door with widows either side.

Entrance Hall Part double glazed entrance door. Radiator. Wood laminate flooring. Dado rail.

Lounge 4.14m x 4.14m (13'7" x 13'7") Double glazed window to front. Radiator. Wood laminate flooring.

Kitchen/Diner 5.3m x 6.12m (17'5" x 20'1")

Dining area Part double glazed UPVC door to conservatory. Radiator. Coved ceiling.

Kitchen Area Glazed wooden door to utility area. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated Gas hob, electric oven and extractor to remain. Plumbing for dishwasher. Wood laminate flooring.

Utility area Door leading to garden. Plumbing for washing machine. Space for tumble dryer. Door leading to WC.

WC High level WC. Wash hand basin.

Conservatory 2.92m x 2.36m (9'7" x 7'9") Double glazed double doors to garden. Windows to rear and sides.

Landing Stained glass window to side Carpet. Access to loft.

Bedroom 1 3.43m x 4.3m (11'3" x 14'1") Double glazed window to front. Radiator. Wood laminate flooring. Picture rail. Coved ceiling.

Bedroom 2 3.58m x 2.2m (11'9" x 7'3") Double glazed window to rear. Radiator. Wood laminate flooring.

Bedroom 3 2.5m x 2.18m (8'2" x 7'2") Double glazed window to front. Radiator. Wood laminate flooring.

Bedroom 4 1.57m x 2.54m (5'2" x 8'4") Double glazed window to rear. Carpet. Coved ceiling.

Bathroom 2m x 2.62m (6'7" x 8'7") Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap and shower attachment over and glass panel, wash hand basin with vanity unit under and low level wc. Storage cupboard. Vinyl flooring. Spot lights.



Total area: approx 101 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 16.76m (55') Mainly laid to lawn. Patio area with path to decking area to rear.

Garage 7.62m (25') Electric 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

Park Crescent Road, Erith, DA8 3DX



**FOR MORE INFORMATION
CONTACT US TODAY.**

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