



49a Bexley Road | Erith, Kent, DA8 3SH



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Asking Price £525,000

Freehold

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Bexley Road, Erith

Conveniently located within walking distance of Erith Town Centre, zone 6 station with links to Abbey Woods Elizabeth Line, bus routes and leisure facilities, is this spacious semi detached house with benefits including 14'3 x 7'2 kitchen, two receptions, 30' rear garden and off street parking.

Property Features

- Council Tax: E
- EPC Rating: D
- 19'8 x 14'4 Lounge
- Three spacious bedrooms
- First floor family bathroom and ground floor wc
- Double glazing and gas central heating
- 30' Rear garden
- Off street parking



Interior

Entrance Porch Part double glazed UPVC porch door. Tiled flooring.

Entrance Hall Wooden entrance door. Radiator. Understairs storage cupboard. Wood laminate flooring.

WC 2.13m x 0.79m (7' x 2'7") Opaque double glazed window to front. Pedestal wash hand basin with vanity unit under. Low level wc. Heated towel rail. Tiled flooring. Part tiled walls.

Lounge 6m x 4.37m (19'8" x 14'4") Double glazed window to rear and double glazed sliding door to garden. Two radiators. Wood laminate flooring. Coved ceiling.

Dining Room 4.95m (16'3") Double glazed window to front. Wall units. Radiator. Wood laminate flooring. Coved ceiling.

Kitchen 4.3m x 2.18m (14'1" x 7'2") Double glazed window to front and opaque double glazed door leading to garden. Range of wall and base units with work surfaces over. 1.5 Stainless steel sink unit with mixer tap. Space for range cooker. Extractor to remain. Plumbing for washing machine and dishwasher. Space for tumble dryer. Space for fridge freezer. tiled flooring. Tiled walls

Landing Storage cupboard. Carpet. Access to loft.

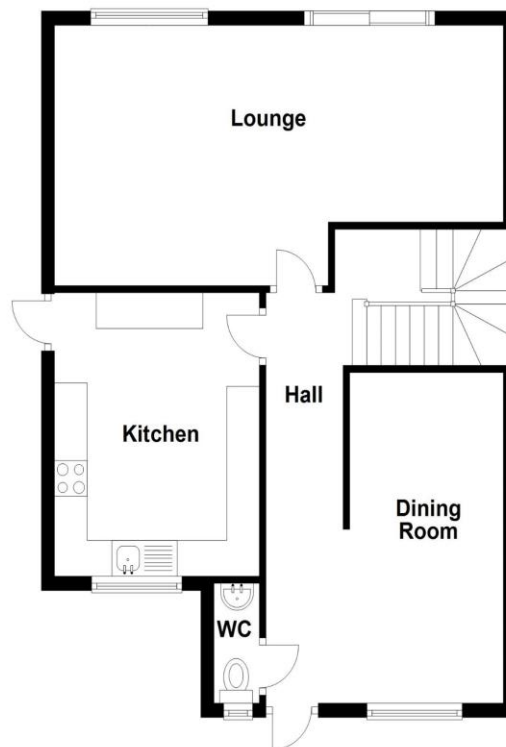
Bedroom 1 4.34m x 3.2m (14'3" x 10'6") Double glazed window to rear. Fitted wardrobes. Carpet. Coved ceiling.

Bedroom 2 4.4m x 3.28m (14'5" x 10'9") Double glazed window to front. Radiator. Tiled flooring. Coved ceiling.

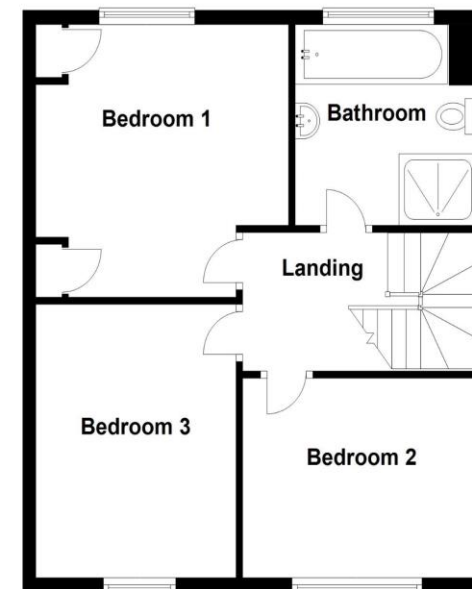
Bedroom 3 2.62m x 3.07m (8'7" x 10'1") Double glazed window to front. Radiator. Wood laminate flooring. Coved ceiling.

Bathroom 1.96m x 2.26m (6'5" x 7'5") Opaque double glazed window to rear. Four piece white suite comprising: Panelled bath with separate taps and shower attachment, shower unit with mixer shower, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls.

Ground Floor



First Floor



Total area: approx 113 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 9.14m (30') Mainly laid to lawn. Patio area. Outside tap. Gated side access (Subject to legal verification)

Parking Driveway with space for 2/3 vehicles.

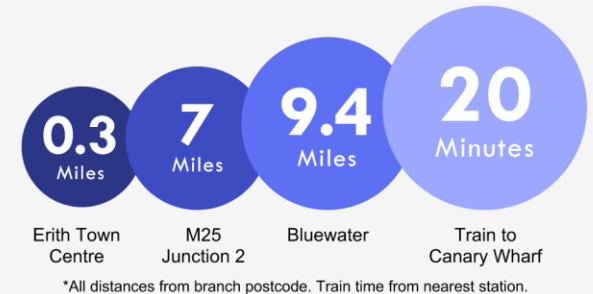
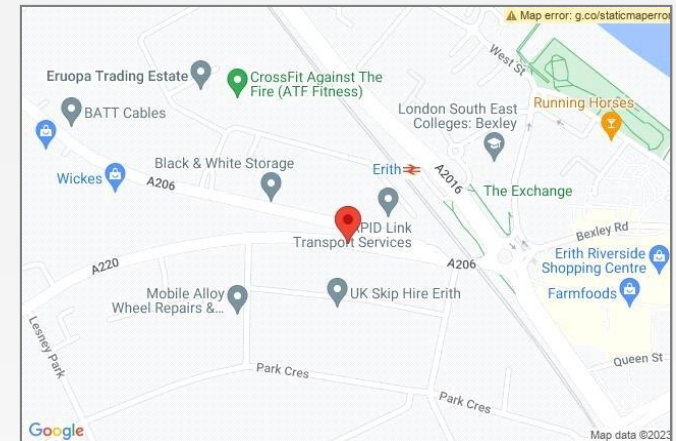
Additional Information

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

Bexley Road, Erith, DA8 3SH



**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 340000

Robinson Jackson
226 Bexley Road,
Northumberland Heath,
Kent DA8 3HB

northheath@robinson-jackson.com

