



43a Bexley Road | Erith, Kent, DA8 3SH

 2  1  1 Guide Price £400k to £425k Freehold

ROBINSON-JACKSON
Our service will *move* you

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 2 double bedroom semi detached bungalow ready to move in with benefits including modern kitchen, 31' x 21' rear garden and a 15' garage to rear.

Property Features

- Council Tax: D
- EPC Rating: D
- 16' x 11'7 Lounge
- 11'6 x 9'9 Fitted white kitchen with integrated appliances
- Two double bedrooms
- Double glazing and gas central heating
- 31' x 21' Rear garden
- Ideal town centre location



Interior

Entrance Porch Part double glazed UPVC porch to side. Tiled flooring.

Entrance Hall Opaque part glazed wooden entrance door to side. Radiator. Par-que flooring. Access to loft.

Lounge 4.88m to bay x 3.53m (16' to bay x 11'7") Double glazed bay window to front. Fireplace with tiled surround. Radiator. Par-que flooring.

Kitchen 3.5m x 2.97m (11'6" x 9'9") Double glazed window to rear. Range of white high gloss wall & base units with Quartz work surfaces over with integrated sink unit with mixer tap. Quartz splash back. Integrated double oven, hob, dishwasher and washing machine. Space for fridge freezer. Storage cupboard housing boiler. Radiator. Wood laminate flooring.

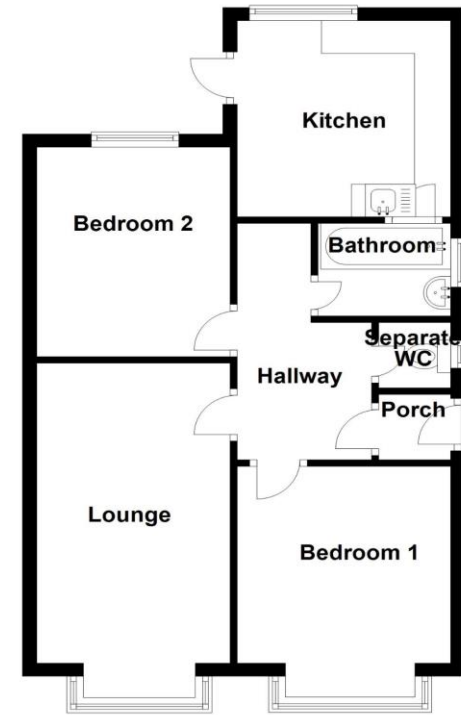
Bedroom 1 4.5m to bay x 3.5m (14'9" to bay x 11'6") Double glazed bay window to front. Column radiator. Wood laminate flooring.

Bedroom 2 4.01m x 3.53m (13'2" x 11'7") Double glazed window to rear. Column radiator. Wood laminate flooring.

Bathroom 2.24m x 1.83m (7'4" x 6') Opaque double glazed window to side. Panelled bath with mixer tap. Pedestal wash hand basin. Radiator. Tiled walls. Tiled flooring.

Separate wc 2.08m x 0.79m (6'10" x 2'7") Opaque double glazed window to side. Low level wc. Part tiled walls. Tiled flooring.

Ground Floor



Total area: approx 73 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

Rear Garden 9.45m x 6.4m (31' x 21') Patio area and pathway to garage. Mainly laid to lawn. Outside tap. Gated side access.

Garage (to rear) 4.8m x 2.24m (15'9" x 7'4") Double wooden doors. Part glazed wooden door to garden. Access via shared driveway on Victoria road through secure wooden gates (subject to legal verification).

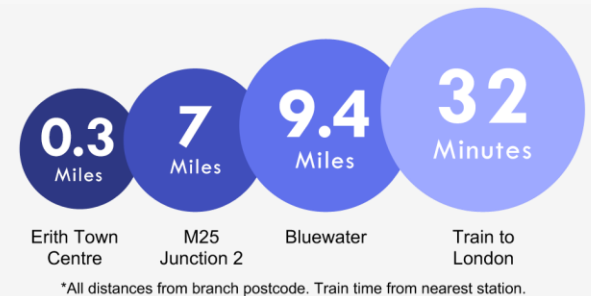
Additional Information

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, Kent, DA8 3SH



**FOR MORE INFORMATION
CONTACT US TODAY.**

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

