



Leatherbottle Green | Erith, DA18 4HS

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Offers in excess of £400,000      Freehold



## Leatherbottle Green, Erith

Call today to view this larger than average townhouse offering ample space throughout, with the benefit of off street parking and a garage. Ideal for any growing family and situated only a short distance from Abbey Wood Crossrail.

### Property Features

- Three bedrooms
- Kitchen/diner
- Garage
- Ground floor WC
- Off street parking
- Viewing advised





## Interior

**Entrance Hall** Composite door to front with leaded light panels., radiator, wood laminate flooring, door to garage

**Ground floor WC** Low level wc, wash hand basin, laminate wood flooring

**Kitchen/diner (ground floor)** 4.45m x 3.12m (14'7" x 10'3") Double glazed window to rear, half double glazed half UPVC door to rear, wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, integrated oven, five ring gas hob and extractor, space for washing machine and tumble dryer, integrated fridge/freezer, part tiled walls, tiled floor

**Landing** Double glazed window to front, wood laminate flooring, carpet to stairs

**Lounge (first floor)** 4.47m x 3.35m (14'8" x 11') Two double glazed windows to rear, radiator, wood laminate flooring

**Study area (first floor)** 2.62m x 1.37m (8'8" x 4'6") Wood laminate flooring

**Bedroom 3 (first floor)** 3.07m x 2.57m (10'1" x 8'5") Double glazed window to front, radiator, carpet

**Bedroom 1 (second floor)** 3.5m x 3.48m (11'6" x 11'5") Two double glazed windows to front, radiator, storage cupboard, carpet

**Bedroom 2 (second floor)** 4.4m x 2.95m (14'5" x 9'8") Double glazed window to rear, radiator, built in wardrobes, carpet

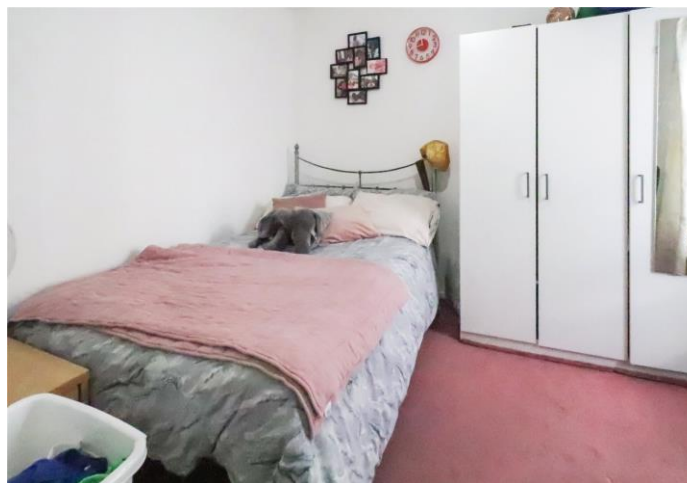
**Bathroom (second floor)** Double glazed frosted window to rear, panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level wc, tiled walls and floor, radiator

## Exterior

**Garden** Courtyard style, artificial lawn, access to rear

**Parking** Off street parking to front

**Garage** Integrated, up and over door, power

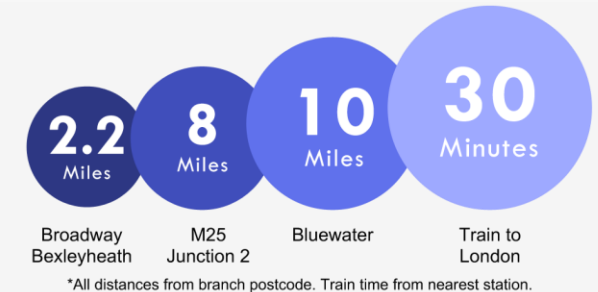






## Property Location

Leatherbottle Green, Erith, DA18 4HS



## 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 undergoing a rejuvenation, 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.

- Council Tax: C
- EPC Rating: To be confirmed

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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