



Riverdale Road | Erith, DA8 1PX



Guide Price £350k to £375k

Freehold

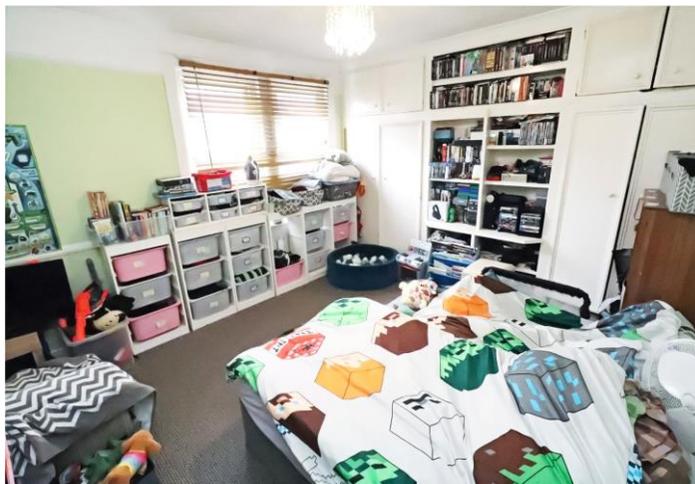
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## Riverdale Road, Erith

Call today to view this larger than average three bedroom Victorian end terrace which offers ample space throughout. Ideal for any first-time buyer or buy-to-let investor with the added benefit of being sold chain free.

### Property Features

- Three bedrooms
- First floor bathroom
- Two reception rooms
- Ground floor shower room
- No onward chain
- Viewing advised



## Interior

**Entrance Hall** Wooden door to front, radiator, space for washing machine downstairs, wood laminate flooring

**Lounge** 4.37m x 3.5m (14'4" x 11'6") Double glazed bay window to front, radiator, carpet

**Dining Room** 3.7m x 2.95m (12'2" x 9'8") Currently used as a bedroom. Double glazed window to rear, radiator, carpet

**Kitchen** 4.37m x 3.1m (14'4" x 10'2") Two double glazed windows to side, UPVC half double glazed door to side, wall and base units with work surfaces above, stainless steel sink unit with mixer tap, integrated oven, ceramic hob and extractor, space for washing machine, space for undercounter fridge/freezer, radiator

**Ground Floor Shower Room** Corner shower cubicle, low level wc, pedestal wash hand basin, tiled floor

**Landing** Double glazed window to side, carpet, access to loft

**Bedroom 1** 4.2m x 3.84m (13'9" x 12'7") Two double glazed windows to front, radiator, built in wardrobes, carpet

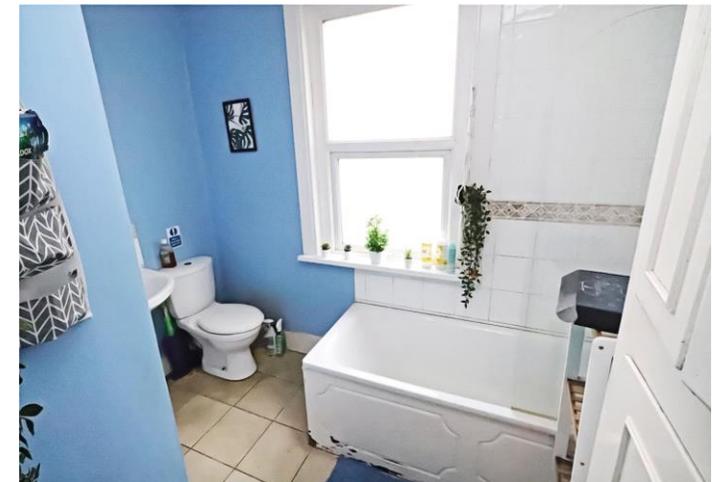
**Bedroom 2** 3.76m x 2.92m (12'4" x 9'7") Double glazed window to rear, radiator, carpet

**Bedroom 3** 2.95m x 1.83m (9'8" x 6') Double glazed window to side, radiator, built in wardrobes, carpet

**Bathroom** Double glazed frosted window to rear, pedestal wash hand basin with mixer tap, low level wc, panelled bath with mixer tap and shower attachment, cupboard housing combi boiler, part tiled walls, tiled floor, radiator

## Exterior

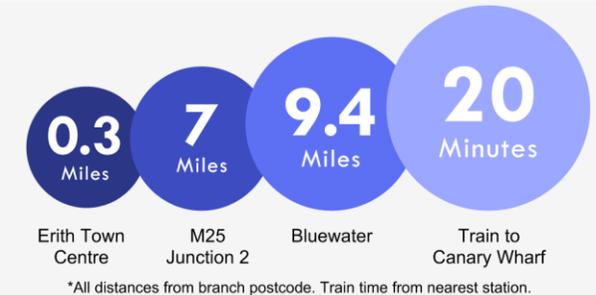
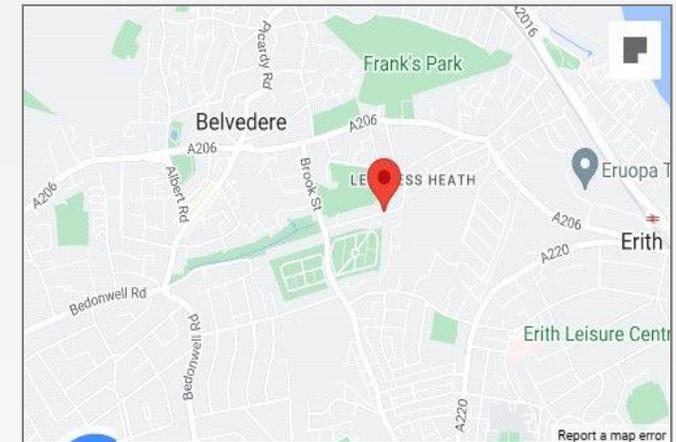
**Garden** Approx 45'. Paved, planted borders, outside tap





## Property Location

Riverdale Road, Erith, DA8 1PX



## 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 quite 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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