



3 Maximfeldt Road | Erith, Kent, DA8 1AH



Guide Price £400,000 - £425,000

Freehold

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Maximfeldt Road, Erith

Offering spacious accommodation throughout, we are pleased to present this recently renovated ideal first time/family home. Conveniently located for Erith town centre, zone 6 station and amenities. Benefits include a modern 16' fitted kitchen, 21'3 through lounge, four piece modern bathroom and a 63' rear garden.

Property Features

- Council Tax: C
- EPC Rating: D
- 21'3 x 10'8 Through Lounge
- Three double bedrooms
- 16'10 x 8'4 Modern kitchen
- Four piece bathroom suite
- 63' Rear garden
- No Chain



Interior

Entrance Hall Part double glazed entrance door. Understairs storage cupboard. Wooden flooring.

Through Lounge 6.48m x 3.25m (21'3" x 10'8") Double glazed bay window to front and double glazed window to rear. Two radiators. Wooden flooring.

Kitchen 5.13m x 2.54m (16'10" x 8'4") Two double glazed windows to the side. Part double glazed UPVC door to garden. Range of high gloss wall and base units with work surfaces over. 1.5 Stainless steel sink unit with mixer tap. Integrated oven, hob, extractor washing machine and dishwasher to remain. Radiator. Wooden flooring. Spotlights.

Bathroom Double glazed windows to rear and to side. Four piece white suite comprising: Panelled bath with mixer tap, shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Storage cupboard. Vinyl flooring.

Landing Carpet

Bedroom 1 4.27m x 3.2m (14' x 10'6") Two double glazed windows to front. Radiator. Carpet.

Bedroom 2 5.1m x 2.6m (16'9" x 8'6") Double glazed windows to rear and to side. Radiator. Carpet.

Bedroom 3 3.18m x 2.57m (10'5" x 8'5") Double glazed window to rear. Radiator. Carpet.



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 19.2m x 4.85m (63' x 15'11") Concrete patio area. Mainly laid to lawn. Rear access (access subject to legal verification)

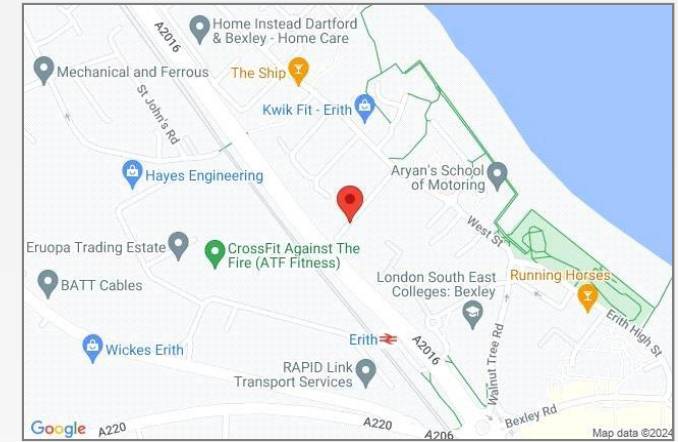
Additional Information

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

Maximfeldt Road, Erith, Kent, DA8 1AH



FOR MORE INFORMATION CONTACT US TODAY.

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