



26 Dabbling Close | Erith, DA8 2HW

 4  2  1 £415,000

Freehold

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Dabbling Close, Erith

Located on the popular Bellway built 'Howbury Park' development is this terraced town house within convenient distance of Slade Green Parade, schools and zone 6 station with access to Abbey Woods Elizabeth Line.

Property Features

- Council Tax: D
- EPC Rating: C
- 13' Lounge
- 14' Fitted kitchen
- Double glazed conservatory
- Double glazing and gas central heating
- Ground floor cloakroom and family bathroom
- 29' Rear garden



Interior

Entrance Hall UPVC entrance door. Understairs storage cupboard. Wood laminate flooring. Dado rail.

Ground floor cloakroom Low level wc. Wash hand basin with separate taps. Radiator. Vinyl flooring.

Conservatory 2.34m x 3.43m (7'8" x 11'3") Double glazed sliding door to garden. Wood laminate flooring.

Kitchen 4.1m x 4.4m (13'5" x 14'5") Double glazed window to rear. Double glazed door to conservatory. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Oven, hob and extractor to remain. Plumbing for washing machine. Space for fridge freezer. Wood laminate flooring. Door to bedroom four.

Bedroom 4 3.8m x 2.13m (12'6" x 7') Double glazed window to front. Radiator. Wood laminate flooring. Dado rial. Covered ceiling.

First floor landing Double glazed window to front. Radiator. Carpet.

Lounge 4.11m x 5m (13'6" x 16'5") Two double glazed windows to rear. Feature fireplace with marble surround. Radiator. Carpet. Dado rail. Coved and textured ceiling.

Bedroom 3 2.24m x 3.05m (7'4" x 10') Double glazed window to front. Radiator. Carpet.

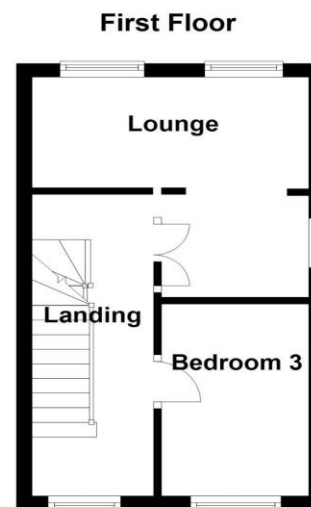
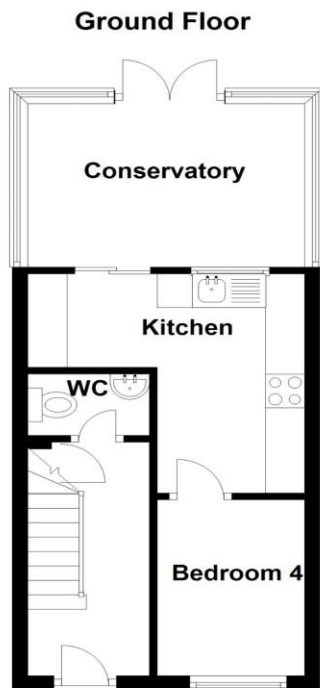
Second floor landing Storage cupboard. Carpet. Dado Rail. Access to loft.

Bedroom 1 3.76m x 3.35m (12'4" x 11') Two double glazed windows to front. Radiator. Carpet.

Ensuite Three piece suite comprising: Corner shower unit with mixer shower over, tiled walls and glass door, wash hand basin and low level wc. Radiator. Vinyl flooring. Extractor.

Bedroom 2 2.13m x 2.87m (7' x 9'5") Double glazed window to front. Radiator. Carpet.

Bathroom Opaque double glazed window to front. Three piece suite comprising: Panelled bath with mixer tap, wash hand basin and low level wc. Radiator. part tiled walls. Vinyl flooring.



Total area: approx 103 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 8.97m (29'5") Patio area. Artificial lawn.

Service Charge: TBC (to be verified by vendors solicitor)

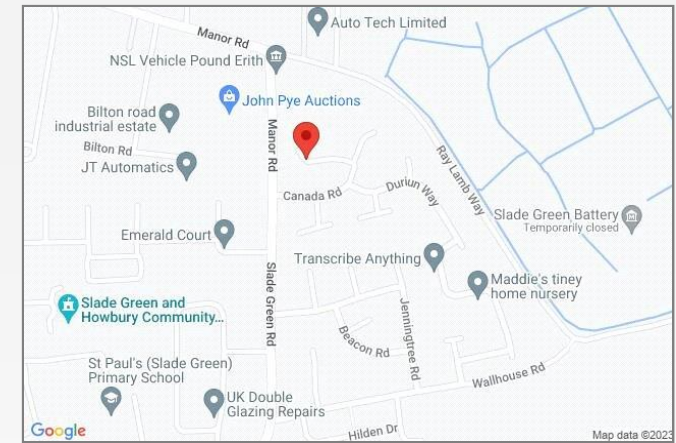
Additional Information

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

Dabbling Close, Erith, DA8 2HW



**FOR MORE INFORMATION
CONTACT US TODAY.**

01322 340000

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

northheath@robinson-jackson.com

