



Elm Road | Slade Green, Kent, DA8 2NN



Guide Price £325,000 - £350,000

Freehold

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Elm Road, Slade Green

Presented in move in condition is this two double bedroom railway cottage conveniently located for Slade Green zone 6 station with access to Abbey Woods Elizabeth Line, schools and amenities with benefits including a 16' x 10' lounge, 12' x 19' kitchen/diner and a 44' rear garden.

Property Features

- Council Tax: C
- EPC Rating: D
- 16' x 10' lounge
- 12' x 9' kitchen/diner
- Double glazing & central heating
- Modern ground floor bathroom
- Two double bedrooms
- 12'9 x 17'1 L shaped conservatory
- 44' rear garden



Interior

Entrance Hall Opaque part double glazed UPVC entrance door. Vinyl flooring. Stairs to first floor. Radiator.

Lounge 4.98m x 3.1m (16'4" x 10'2") Two double glazed windows to front. Radiator. Under stairs storage cupboard. Open cast iron fireplace. Coved ceiling. Stained and varnished floorboards. Part glazed door to kitchen/diner.

Kitchen/Diner 3.94m x 3m (12'11" x 9'10") Double glazed window to rear. Range of wall and base units with work surface over. One bowl stainless steel sink unit with mixer taps. Plumbed for washing machine. Space for fridge/freezer. Double oven and hob to remain. Wall mounted boiler. Tiled flooring. Doorway to inner lobby.

Inner Lobby Opaque glazed wooden door to conservatory. Storage cupboard with plumbing for washing machine. Tiled flooring. Door to ground floor bathroom.

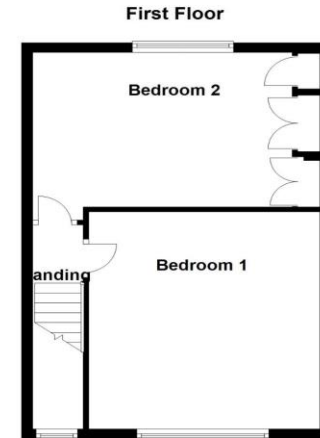
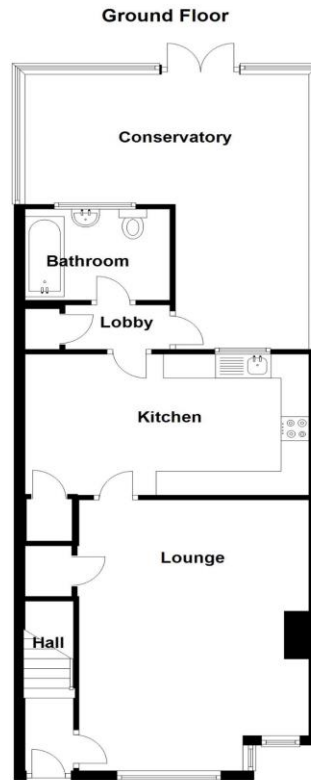
Conservatory 3.89m x 2.26m to 5.2m L-shaped (12'9 x 7'5" to 17'1" L-shaped) Double glazed double doors to garden with tap. Power & light. Double glazed windows to both sides.

Bathroom Opaque double glazed window to rear. Three piece white suite comprising: panelled bath with mixer tap and shower over. Pedestal wash hand basin. Low level wc. Radiator. Tiled walls. Tiled flooring. Extractor.

Landing Double glazed window to front. Coved ceiling. Stained and varnished floorboards.

Bedroom 1 3.84m x 3.07m (12'7" x 10'1") Double glazed window to front. Radiator. Coved ceiling. Stained and varnished floorboards.

Bedroom 2 4m x 3m (13'1" x 9'10") Double glazed window to rear. Radiator. Full height and length fitted wardrobes. Stained and varnished floorboards. Coved ceiling. Access to loft.



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 13.4m (44') Patio and pathway. Laid to lawn. Outside tap. Rear access. Shed.

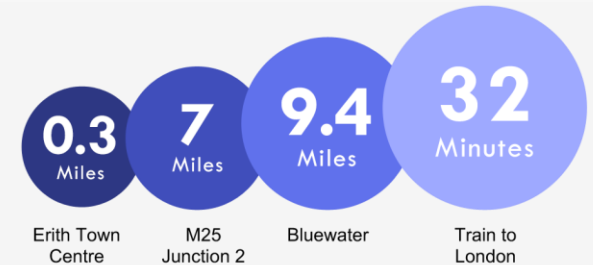
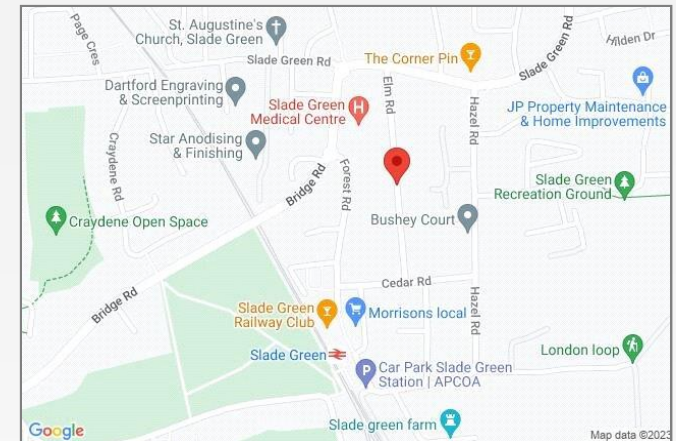
Additional Information

Erith & Slade Green 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

Elm Road, Slade Green, Kent, DA8 2NN



*All distances from branch postcode. Train time from nearest station.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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