



5 Mortimer Road | 'Lesney Park', Erith, Kent DA8 3DR



Asking Price £450,000

Leasehold

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## Mortimer Road, 'Lesney Park'

Spacious no chain semi detached house located in a popular cul-de-sac within the ever popular 'Lesney Park' area within close proximity of schools, Northumberland Heath parade and zone 6 station with benefits including three double bedrooms, two receptions a garage and off street parking.

### Property Features

- Council Tax: E
- EPC Rating: D
- No onward chain
- Two bathrooms
- Garage
- Off street parking
- Extended lounge
- Cul-de-sac location



## Interior

**Entrance Hall** Opaque double glazed UPVC entrance door. Part glazed UPVC door to side. Radiator. Carpet. Under stairs storage cupboard.

**Lounge** 5.92m x 2.97m (19'5" x 9'9") Double glazed window to rear. Two radiators. Electric fireplace. Carpet. Sliding doors to dining room.

**Kitchen** 4m x 2.46m (13'1" x 8'1") Double glazed window to front. Range of wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splash back. Vinyl flooring. Part tiled walls.

**Dining Room** 3.8m x 2.51m (12'6" x 8'3") Double glazed window to rear and double glazed double doors to garden. Radiators. Carpet.

**Shower Room** 1.9m x 1.35m (6'3" x 4'5") Opaque double glazed window to side. Walk in shower unit with mixer shower, tiled walls and glass door. Wall mounted wash hand basin. Low level wc. Radiator. Vinyl flooring.

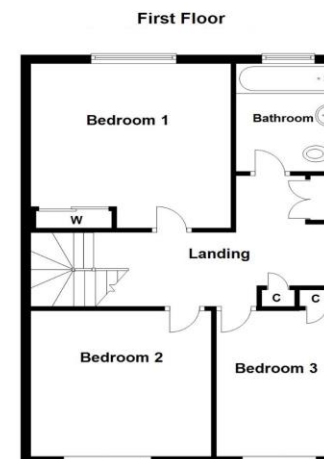
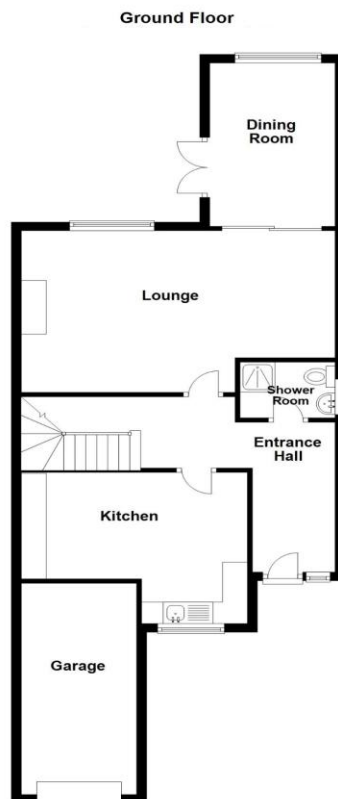
**Landing** Opaque double glazed window to side. Storage cupboard. Airing cupboard housing boiler. Carpet. Access to loft.

**Bedroom 1** 4.01m x 3.84m (13'2" x 12'7") Double glazed window to rear. Radiator. Carpet. Fitted wardrobes.

**Bedroom 2** 3.53m x 3.28m (11'7" x 10'9") Double glazed window to front. Radiator. Carpet.

**Bedroom 3** 3.53m x 2.36m (11'7" x 7'9") Double glazed window to front. Radiator. Carpet. Built in storage cupboard.

**Bathroom** 2.51m x 1.63m (8'3" x 5'4") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with separate taps, pedestal wash hand basin and low level wc. Radiator. Vinyl flooring. Tiled walls.



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** Paved patio. Mainly laid to lawn. Variety of trees and shrubs. Shed to rear.

**Garage** 4.93m x 2.3m (16'2" x 7'7") Up and over door.

**Parking** Off street parking for 1 vehicle.

## Leasehold Information

Unexpired Lease: 939 Years remaining (to be verified by vendors solicitor)

Ground rent: £15 per annum (to be verified by vendors solicitor)

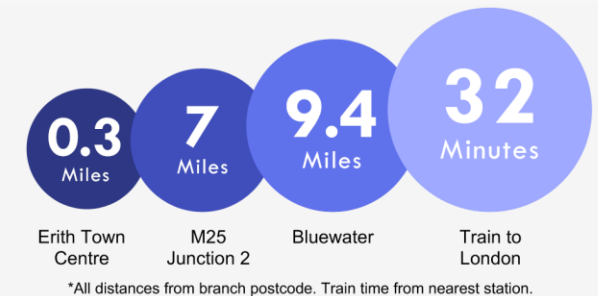
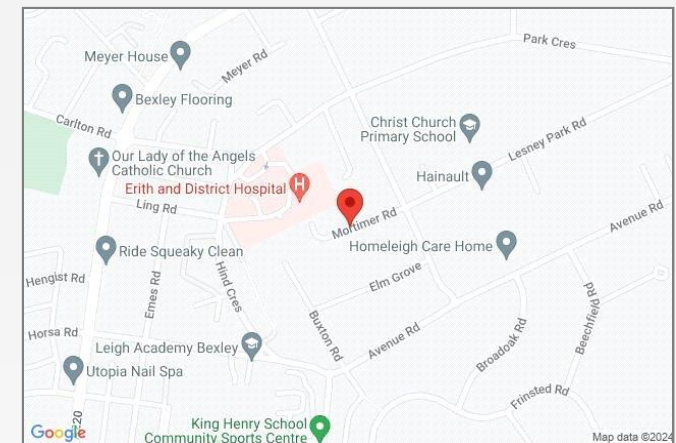
## Additional Information

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

Mortimer Road, 'Lesney Park', Erith, DA8 3DR



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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