



70 Sandpiper Drive | "Watermead Park", Slade Green, Kent, DA8 2NY



Guide Price £350,000 - £360, 000

Freehold

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## Sandpiper Drive, Slade Green

'Barratt' built end of terraced house located in the ever popular "Watermead Park" development that should prove an ideal first time/family home within close proximity to zone 6 station with links to Abbey Wood's Elizabeth Line, Slade Green Parade and local schools with the added benefit including 16'7 x 10'4 lounge, 13' x 18' fitted kitchen/diner, first floor family bathroom and 49' rear garden.

### Property Features

- Council Tax: D
- EPC Rating: C
- 10' 4 x 16'7 Lounge
- 8'7 x 13'5 Kitchen/Diner
- 3 Bedrooms
- Double glazing and gas central heating
- First floor family bathroom
- 49' Garden



# Interior

**Entrance Hall** UPVC entrance door. Door leading to lounge.

**Lounge 3.** 5.05m x 3.15m (16'7" x 10'4") Double glazed window to front. Two radiators. Electric feature fireplace. Wood laminate flooring. Coved ceiling. Archway to under stairs storage cupboard. Archway to kitchen.

**Kitchen/Diner** 4.1m x 2.62m (13'5" x 8'7") Double glazed window to rear. Part double glazed door to garden. Range of fitted wall and base units with work surfaces over. Ceramic sink unit with mixer tap. Tiled splashback. Gas cooker, oven and extractor to remain. Plumbing for washing machine. Space for fridge/freezer. Plumbing for dishwasher. Radiator. Wood laminate flooring. Coved ceiling. Spot lights.

**Landing** Double glazed window to side. Carpet. Access to loft. Storage cupboard.

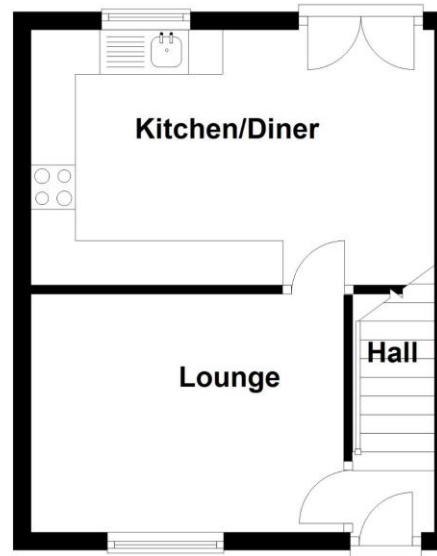
**Bedroom 1** 2.67m x 3.15m (8'9" x 10'4") Double glazed window to front. Radiator. Wood laminate flooring. Coved ceiling. Built in storage cupboard.

**Bedroom 2** 3.05m x 1.65m (10' x 5'5") Double glazed window to rear. Radiator. Wood laminate flooring. Coved ceiling.

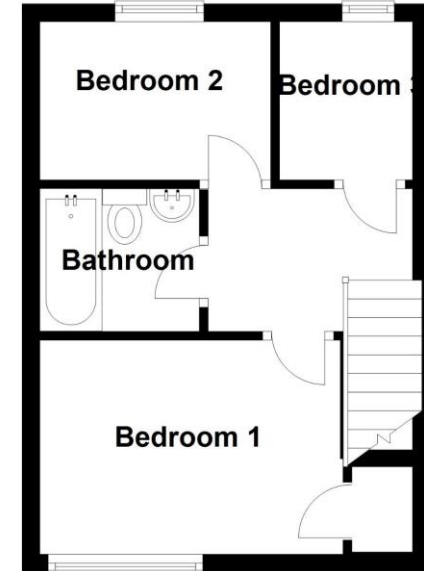
**Bedroom 3** 2.06m x 1.7m (6'9" x 5'7") Double glazed window to rear. Wood laminate flooring. Coved ceiling.

**Bathroom** 2.13m x 1.63m (7' x 5'4") Three piece suite comprised: panelled bath with mixer tap and electric shower over, pedestal wash hand basin and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Extractor. Spot lights.

## Ground Floor



## First Floor



Total area: approx 62 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** 14.94m (49') Patio area. Mainly laid to lawn. Two wooden sheds. Gated side access.

**Parking** Two allocated parking spaces. (To be verified by vendor's solicitor)

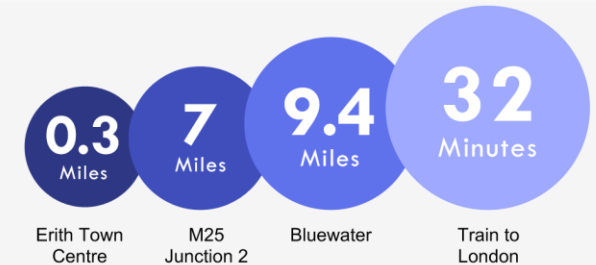
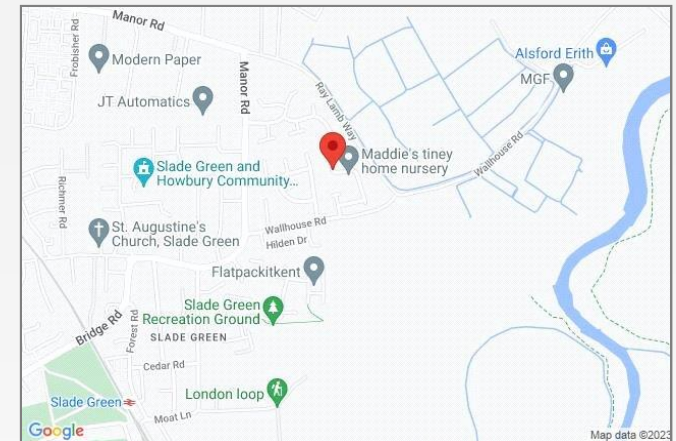
## Additional Information

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

Sandpiper Drive, Slade Green, Kent, DA8 2NY



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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