



15 Broadoak Road | Erith, Kent, DA8 3BE



Guide Price £450,000 - £475,000

Freehold

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Broadoak Road, Erith

Offering generous sized accommodation throughout we are pleased to present this post war built semi detached house with benefits including no chain, two bathrooms, three good sized bedrooms and a 65' rear garden.

Property Features

- Council Tax: C
- EPC Rating: C
- No onward chain
- Two bathrooms
- Large kitchen/diner
- Extended
- Off street parking
- Well presented throughout



Interior

Porch Double glazed windows to front and to side. Double glazed door. Tiled flooring. Spotlights.

Lounge 5.87m x 4.01m (19'3" x 13'2") Double glazed window to front. Radiator Feature gas fireplace. Under stairs storage cupboards. Laminate flooring. Alarm panel.

Kitchen/Diner 5.9m x 3.2m (19'4" x 10'6") Double glazed window to rear and double glazed double doors to sun room. Range of wall and base units with work surfaces over. Plumbing for washing machine. Sink unit with mixer tap. Delonghi oven with 6 point gas hob. Radiator. Tiled flooring.

Sun Room 3.89 (12'9")m x 2.95 (9'8")m L Shaped Double glazed window to rear and sun light. Double glazed door double doors to garden. Radiator. Laminate flooring.

Shower Room 1.98m x 1.24m (6'6" x 4'1") Double glazed opaque window to rear. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and sliding glass door, wall mounted wash hand basin and low level wc. Heated towel rail. Tiled flooring. Tiled walls. Spotlights.

Landing Double glazed window to side. Airing cupboard. Laminate flooring. Loft access.

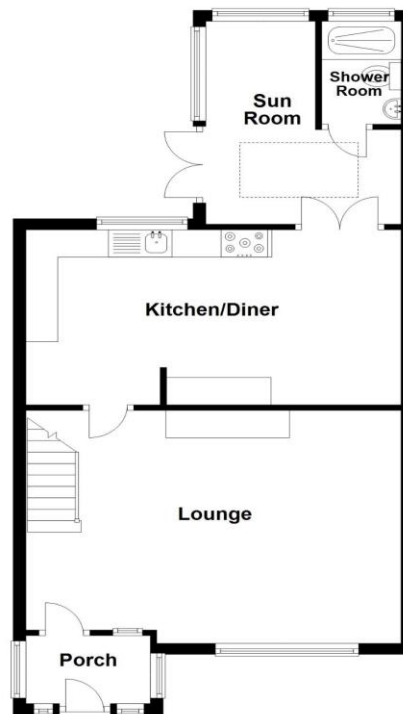
Bedroom 1 3.8m x 3.23m (12'6" x 10'7") Double glazed window to rear. Radiator. Built in wardrobe. Laminate flooring.

Bedroom 2 3.8 (12'6")m narrowing to 3.15 (10'4")m x 3.45 (11'4")m Double glazed window to front. Radiator. Two built in wardrobes. Laminate flooring.

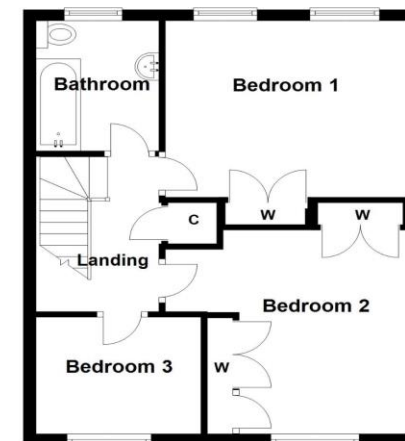
Bedroom 3 2.6m x 2.13m (8'6" x 7') Double glazed window to front. Radiator. Laminate flooring.

Bathroom 2.2m x 1.88m (7'3" x 6'2") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower attachment, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Spot lights.

Ground Floor



First Floor



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 19.8m x 6.4m (65' x 21') Paved patio area. Stairs to mainly laid to lawn garden with two storage sheds. A range of trees and plants. Gated side access.

Parking Blocked paved driveway to front via 2 vehicles.

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

Broadoak Road, Erith, Kent, DA8 3BE



FOR MORE INFORMATION
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