



66 Lesney Park | Erith, Kent, DA8 3DU



Guide Price £475,000 - £500,000

Freehold

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Lesney Park, Erith

Rarely available link detached immaculately presented family home located within the ever desirable "Lesney Park" area with extension potential (STUPP) and within convenient distance of popular schools, zone 6 stations with links to Abbey Wood's Crossrail, leisure facilities and Northumberland Heath parade.

Property Features

- Council Tax: E
- EPC Rating: D
- 15' x 15'2" Lounge
- 9'8" x 8'4" Dining room
- 15'9" x 9' Fitted kitchen/breakfast room
- Modern first floor bathroom and ground floor cloakroom
- 29' Rear garden
- 16'2" x 8' Garage and block paved driveway



Interior

Entrance Hall Opaque part double glazed composite entrance door.

Opaque part glazed door to lounge

Lounge 4.62m x 4.62m (15'2" x 15'2") Double glazed window to front. Radiator. Carpet. Coved ceiling. Stairs to first floor. Door to dining room.

Dining Room 2.95m x 2.54m (9'8" x 8'4") Double glazed double doors to garden. Radiator. Carpet. Coved ceiling. Door to kitchen.

Kitchen 4.62m x 2.77m (15'2" x 9'1") Two double glazed windows to rear and part double glazed door to garden. Range of fitted wall and base units with work surfaces over. Breakfast bar area. 1.5 stainless steel sink unit with mixer tap. Tiled splash back. Plumbing for washing machine and dishwasher. Oven, hob, extractor and microwave to remain. Radiator. Ceramic tiled flooring. Coved and textured ceiling. Double glazed door to lobby.

Lobby Door to garage. Radiator. Ceramic tiled flooring. Coved and textured ceiling. Door to cloakroom.

Cloakroom 1.27m x 1m (4'2" x 3'3") Low level wc. Wash hand basin. Heated towel rail. Wall mounted units. Ceramic tiled flooring. Coved and textured ceiling. Extractor.

Landing Double glazed window to side. Carpet. Access to loft. Coved ceiling.

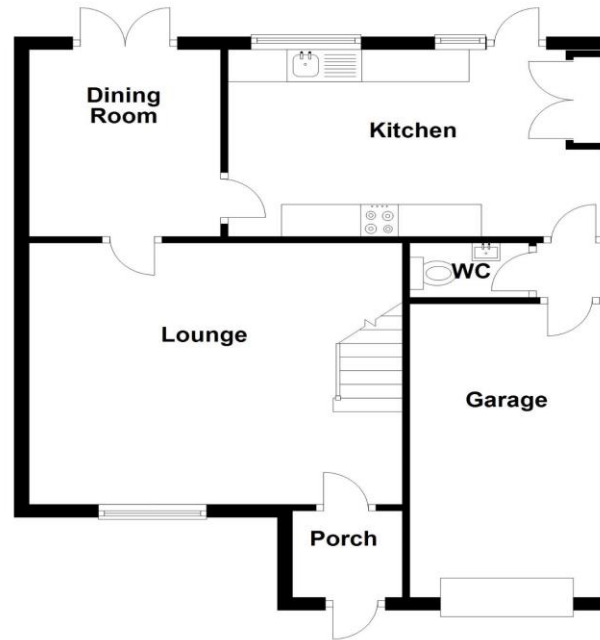
Bedroom 1 4.06m x 2.74m (13'4" x 9') Double glazed window to front. Radiator. Carpet. Built in wardrobes with storage cupboards above, bedside cupboards and drawer unit. Air conditioning unit.

Bedroom 2 3.68m x 2.67m (12'1" x 8'9") Double glazed window to rear. Radiator. Carpet. Coved and textured ceiling. Fitted wardrobes. Air conditioning unit.

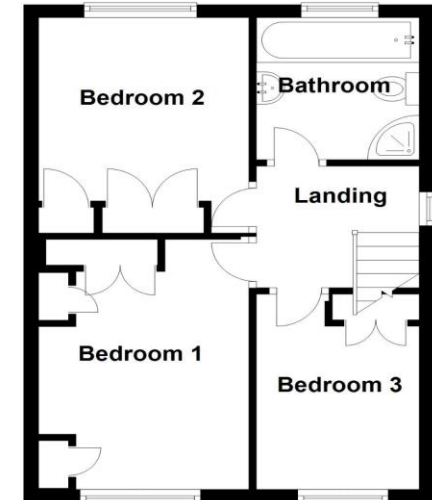
Bedroom 3 2.95m x 1.83m (9'8" x 6') Double glazed window to front. Radiator. Carpet. Fitted wardrobe.

Bathroom 2.03m x 1.83m (6'8" x 6') Opaque double glazed window to rear. Four piece white suite comprising: Panelled bath with mixer tap and shower attachment, corner shower unit with shower over tiled walls and sliding door, wash hand basin with mixer tap and low level wc. Heated towel rail. Ceramic tiled flooring. Tiled walls. Coved and textured ceiling.

Ground Floor

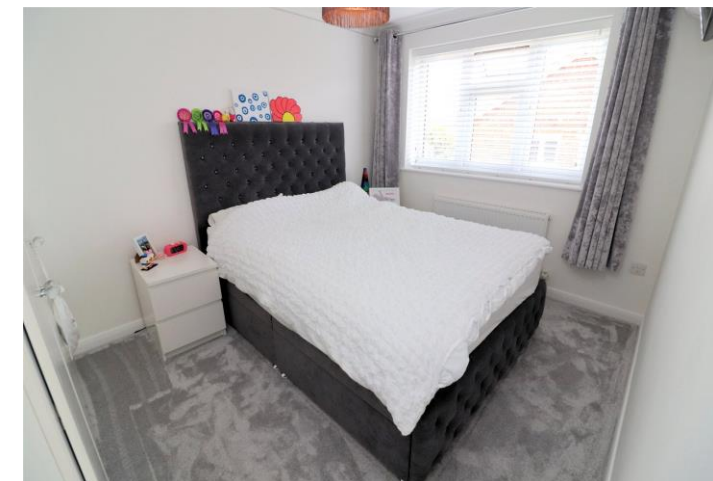


First Floor



Total area: approx 83 square metres

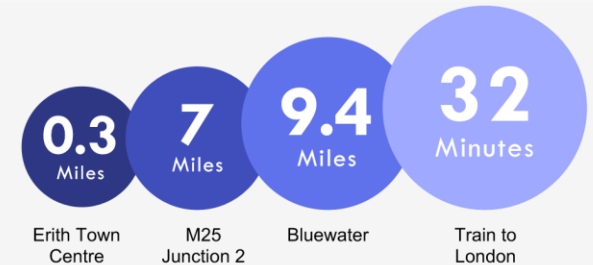
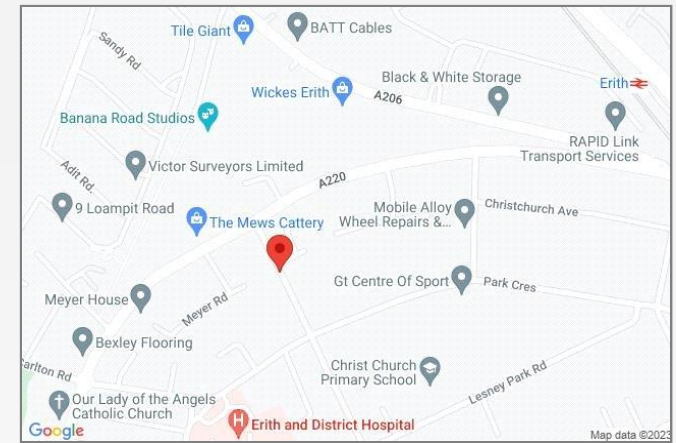
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





Property Location

Lesney Park, Erith, DA8 3DU



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

Exterior

Garden 8.84m (29') Block paved patio area with stairs to gravel, laid to lawn area with flower borders. Wooden shed. Outside tap.

Garage 4.93m x 2.5m (16'2" x 8'2") Up and over electric door. Power and light. Wall mounted boiler.

Parking Blocked paved driveway providing off street parking for 2/3 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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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