



9 Guild Road | Erith, Kent, DA8 2PS



Asking price £350,000

Freehold

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## Guild Road, Erith

Situated within a cul-de-sac is this deceptively spacious three bed terraced house offered with no onward chain. The property offers open plan lounge/diner with sliding doors to a well-kept garden and fitted kitchen. On the first floor are three good sized bedrooms and a modern three piece bathroom.

### Property Features

- Council Tax: C
- EPC Rating: C
- No onward chain
- Cul-de-sac location
- Garage en bloc
- Open plan lounge/diner
- Neutral decor throughout
- Modern bathroom



## Interior

**Entrance Hall** UPVC entrance door. Laminate flooring.

**Lounge/Diner** 3.76m narrowing to 2.29m x 4.42m narrowing to 2.44m (12'4" narrowing to 7'6" x 14'6" narrowing to 8') Double glazed windows to front and double glazed sliding door to garden. Two radiators. Understairs storage cupboard. Laminate flooring.

**Kitchen** 2.3m x 2.26m (7'7" x 7'5") Double glazed window to rear. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Integrated oven, hob and extractor to remain. Plumbing for washing machine. Wall mounted boiler.

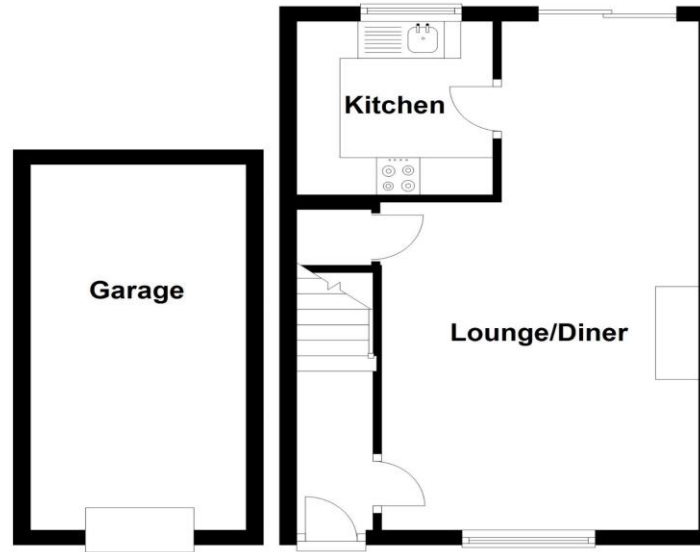
**Bedroom 1** 4.04m x 2.67m (13'3" x 8'9") Double glazed window to front. Radiator. Built in wardrobe. Wood laminate flooring.

**Bedroom 2** 2.67m x 2.67m (8'9" x 8'9") Double glazed window to rear. Radiator. Laminate flooring.

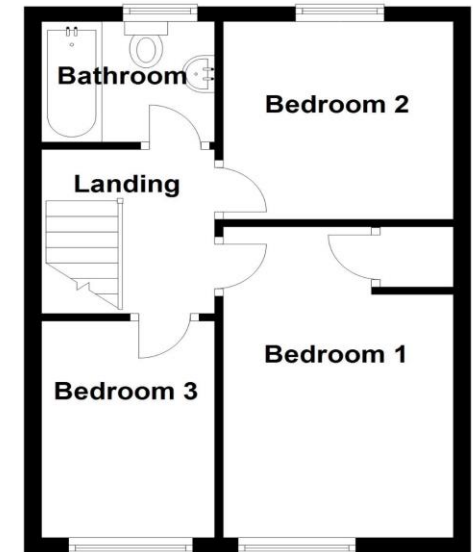
**Bedroom 3** 2.92m x 2m (9'7" x 6'7") Double glazed window to front. Radiator. Laminate flooring.

**Bathroom** 1.96m x 1.63m (6'5" x 5'4") Double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower attachment, wash hand basin and low level wc. Heated towel rail. Laminate flooring. Fully tiled walls

**Ground Floor**



**First Floor**



**Total area: approx 68 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

**Front Garden** Laid to lawn. Pathway to front door.

**Rear garden** 9.96m x 5.05m (32'8" x 16'7") Tiered garden. Patio area. Mainly laid to lawn. Gated rear access leading to garage.

**Garage** 4.93m x 2.5m (16'2" x 8'2") Garage to rear of property.

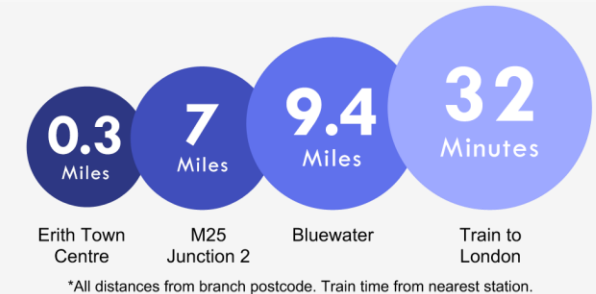
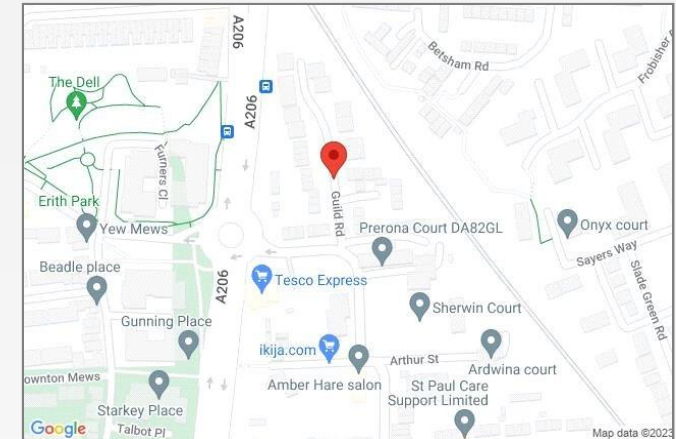
## Additional Information

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

Guid Road, Erith, Kent, DA8 2PS



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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