



Plaxtol Road | Erith, DA8 1NL



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Asking Price £450k to £475k

Freehold

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Our service will *move* you

Plaxtol Road, Erith

Call today to view this spacious three bedroom semi detached home well placed for local mainline stations, Bexleyheath town centre and Nuxley Village. The property benefits from a well tended rear garden, garage to side and off street parking.

Property Features

- Three bedrooms
- Semi detached
- Extended
- Bus service to Elizabeth Line
- Off street parking
- Garage
- Ground floor WC



Interior

Entrance Porch Double door to front, tiled floor

Entrance Hall Wooden door to front, radiator, carpet, understairs cupboard

Lounge 4.01m x 3.73m (13'2" x 12'3") Double glazed bay window to front, radiator, air conditioning unit, carpet

Dining Room 3.1m x 2.87m (10'2" x 9'5") Double glazed window to rear, radiator, fitted base units, carpet

Kitchen 3.35m x 2.5m (11' x 8'2") Double glazed window to side with secondary glazing, wall and base units with work surfaces above, stainless steel sink unit, space for cooker, wall mounted boiler, pantry, part tiled walls, vinyl flooring, door to dining room, door to garden room

Garden Room Triple glazed french doors to rear, triple glazed door to side, space for fridge/freezer and tumble dryer, door to wc

Ground floor WC Double glazed frosted window to side, low level wc, wash hand basin, vinyl flooring

Landing Double glazed frosted window to side with secondary glazing, carpet, access to loft

Bedroom 1 4.06m x 2.97m (13'4" x 9'9") Double glazed bay window to front, radiator, built in wardrobes, air conditioning, carpet

Bedroom 2 3.43m x 2.9m (11'3" x 9'6") Double glazed window to rear, radiator, cupboard housing water cylinder, carpet

Bedroom 3 2.54m x 2.44m (8'4" x 8') Double glazed window to front, radiator, built in wardrobe, air conditioning unit, carpet

Bathroom Double glazed frosted window to rear with secondary glazing, panelled bath with mixer tap, shower and glass screen, wash hand basin, radiator, carpet

Separate WC Window to side, low level wc, part tiled walls, vinyl flooring

Exterior

Garden Approx 50. Mainly laid to lawn, planted borders, path, three storage sheds

Garage Double doors to front, door to rear

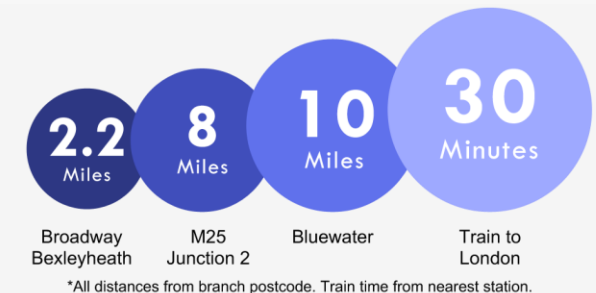
Parking Off street parking to front





Property Location

Plaxtol Road, Erith, DA8 1NL



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 undergoing a rejuvenation, 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.

- Council Tax: D
- EPC Rating: E

**FOR MORE INFORMATION
CONTACT US TODAY.**

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