



15 Ballast Road | Erith, Kent, DA8 1FP



Asking Price £460,000

Freehold

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## Ballast Road, Erith

Coming to the market for the first time since built in 2020 is this impressive 3/4 bedroom home set over 3 floors with over 1200 square feet of space being sold with no chain. Located on the Quarry Eco development and winner of "Best Large development awards 2022" within convenient distance of Erith zone 6 station providing links to Abbey Wood's Elizabeth line, Limewood school on the development, town centre and transport links.

### Property Features

- Council Tax: D
- EPC Rating: B
- 22'6 x 10'9 Lounge/Diner/Kitchen
- 4 Double bedrooms
- Modern first floor bathroom and ground floor wc
- 35' Rear garden
- Off street parking
- No chain



## Interior

**Entrance Hall** Entrance door with double glazed window above and to front. Understairs storage cupboard housing water tank.

**Ground floor Cloakroom** 2.06m x 1.42m (6'9" x 4'8") Opaque double glazed window to rear. Wall hung wash hand basin. Wall hung low level wc. Storage cupboard with plumbing for washing machine.

**Lounge/Diner/Kitchen** 6.86m x 3.28m (22'6" x 10'9")

**Lounge Area** Double glazed double doors to garden. Open to kitchen.

**Kitchen Area** Double glazed window to front. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap.

**First Floor Landing** Double glazed window to front. Doors to bedroom 3, bedroom 4/lounge and bathroom.

**Bedroom 3** 3.35m x 2.74m (11' x 9') Double glazed window to front.

**Bedroom 4/Lounge** 4.04m x 3.28m (13'3" x 10'9") Double glazed window to rear.

**Bathroom** 2m x 2.2m (6'7" x 7'3") Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with bath filler and mixer shower over, wall hung wash hand basin and wall hung low level wc. Heated towel rail. Part tiled walls. Extractor.

**Top floor landing** Door to bedroom 1 and bedroom 2.

**Bedroom 1** 3.38m x 3.25m (11'1" x 10'8") Double glazed window to rear. Built in wardrobe with sliding doors. Door to ensuite.

**Ensuite** 2.24m x 1.65m (7'4" x 5'5") Opaque double glazed window to rear. Three piece suite comprising: Double sized shower with mixer shower over, tiled walls and glass screens, wall hung wash hand basin and low level wc. Part tiled walls. Extractor.

**Bedroom 2** 4.57m x 2.82m (15' x 9'3") Double glazed window to front. Built in storage cupboard.



Total area: approx 120 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

Ballast Road, Erith, DA8 1FP



## Exterior

**Garden** 10.67m (35') Patioed area. Laid to lawn garden. Outside tap.

**Parking** Allocated parking to front.

## 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.

**FOR MORE INFORMATION CONTACT US TODAY.**

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