



40 Park Crescent | Lesney Park, Erith, Kent DA8 3DE



Guide Price £500,000 - £525,000

Freehold

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Park Crescent, Lesney Park

Located in the ever popular "Lesney Park" area presented in immaculate condition throughout is this ideal family home. With three bedrooms, a first floor bathroom and ground floor cloakroom, stunning kitchen/diner and being conveniently placed for zone 6 station, schools and town centre, your earliest viewing comes highly recommended.

Property Features

- Council Tax: D
- EPC Rating: D
- 22'9 x 11'4 Lounge
- 16'8 x 18'6 Kitchen/Diner
- First floor bathrooms & ground floor cloakroom
- 2 Double bedrooms & 1 single
- 15'7 x 8'6 Garage & off street parking
- 80' Rear garden



Interior

Entrance Hall Part glazed entrance door with windows to the front either side. Radiator. Wooden flooring.

Lounge 6.93m narrowing to 3.58m x 3.45m narrowing to 2.64m (22'9" narrowing to 11'9" x 11'4" narrowing to 8'8") Double glazed window to front. Two radiators. Feature fireplace. Wooden flooring. Coved ceiling.

Kitchen/Dining Room 5.08m narrowing to 2.57m x 5.64m (16'8" narrowing to 8'5" x 18'6") Double glazed double doors to garden and double glazed sliding doors to garden. 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. Space for fridge/freezer. Wooden flooring with underfloor heating. Coved ceiling. Spot lights.

WC 1.22m x 0.76m (4' x 2'6") Low level wc with integrated wash hand basin. Wooden flooring.

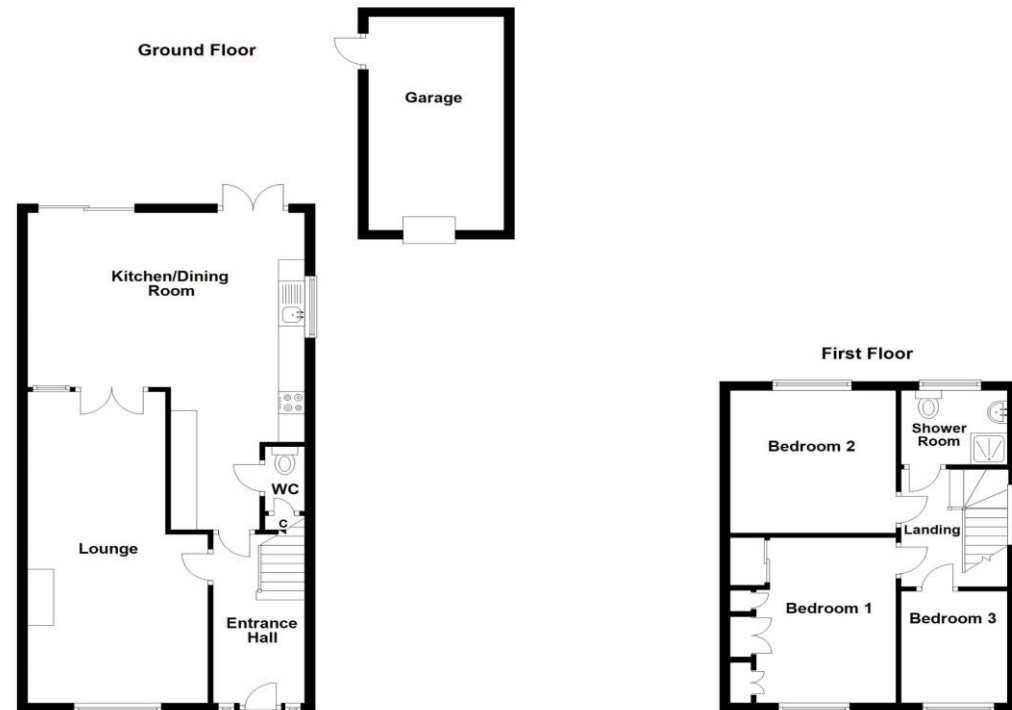
Landing Double glazed window to side.

Bedroom 1 3.68m x 3.18m (12'1" x 10'5") Double ed window to front. Radiator. Full height built in wardrobes. Wooden flooring.

Bedroom 2 3.18m x 3.18m (10'5" x 10'5") Double glazed window to rear. Radiator. Vinyl flooring. Coved ceiling.

Bedroom 3 2.5m x 2.06m (8'2" x 6'9") Double glazed window to front. Radiator. Wooden flooring.

Shower Room 2.03m x 1.65m. (6'8" x 5'5".) Double glazed window to rear. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Tiled flooring with underfloor heating. Tiled walls.



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

Garden 24.56m x 8.26m (80'7" x 27'1") Patio area. Maily laid to lawn. Wooden shed to rear.

Garage 4.75m x 2.6m (15'7" x 8'6") Up and over door. Part glazed UPVC door to garden. Power and light.

Parking Off street parking for 1/2 vehicles.

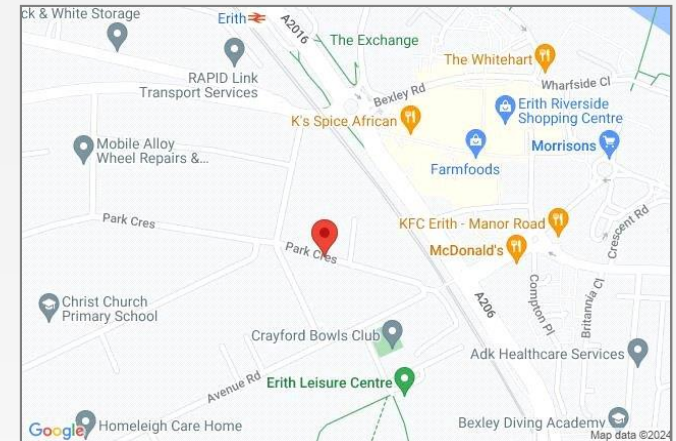
Additional Information

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

Park Crescent, Lesney Park, Erith, DA8 3DE



FOR MORE INFORMATION
CONTACT US TODAY.

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