



8 Friday Road, Erith, Kent| DA8 1PL



Asking Price £365,000

Freehold

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## Friday Road,

Robinson Jackson are pleased to present this charming three double bedroom Victorian house situated on a quiet residential road. Accommodation includes to the ground floor - open plan lounge diner into a modern kitchen and fully tiled bathroom with separate toilet. To the first floor are three double bedrooms. Externally the garden is decked with grass section and an impressive double garage with power and light.

## Property Features

- Council Tax: C
- EPC Rating: D
- Double garage
- Three double bedrooms
- Open plan through lounge
- Original period features
- No through road
- Close to Erith station



# Interior

**Entrance Porch** Double glazed porch door. Wooden flooring.

**Entrance Hall** Opaque double glazed UPVC entrance door. Carpet. Radiator.

**Lounge/Diner** 3.45m x 7.85m (11'4" x 25'9") Double glazed bay window to front. Double glazed window to rear. Two radiators. Covered ceiling. Arch to kitchen. Under stairs storage cupboards.

**Kitchen** 3.43m x 2.44m (11'3" x 8') Double glazed window to side. Range of fitted white high gloss wall and base units with work surfaces over. Sink unit with mixer taps and tiled splash backs. Gas cooker point. Plumbing for washing machine. Extractor. Space for fridge/freezer. Tiled flooring. Arch to lobby.

**Lobby** Door to bathroom. Door to separate WC. Opaque double glazed door to garden. Tiled flooring.

**Bathroom** 1.63m x 1.52m (5'4" x 5') Opaque double glazed window to rear. Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Radiator. Tiled flooring. Tiled walls. Extractor.

**Separate WC** 1.63m x 0.74m (5'4" x 2'5") Opaque double glazed window to side. Low level wc. Radiator. Tiled flooring. Tiled walls.

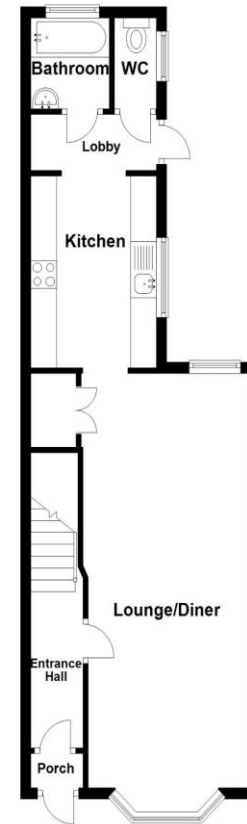
**Landing** Access to loft. Carpet.

**Bedroom 1** 4.27m x 3.23m (14' x 10'7") Two double glazed windows to front. Carpet. Radiator.

**Bedroom 2** 3.68m x 2.67m (12'1" x 8'9") Double glazed window to rear. Carpet. Radiator.

**Bedroom 3** 3.43m x 2.34m (11'3" x 7'8") Double glazed window to rear. Radiator. Wooden flooring.

Ground Floor



First Floor



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

**Rear Garden** 7.34m x 4.45m (24'1" x 14'7") Decked area. Mainly laid to lawn. Outside tap.

**Garage** 4.88m x 3.73m (16' x 12'3") To rear. Up and over door. Door to garden. Double glazed window to rear.

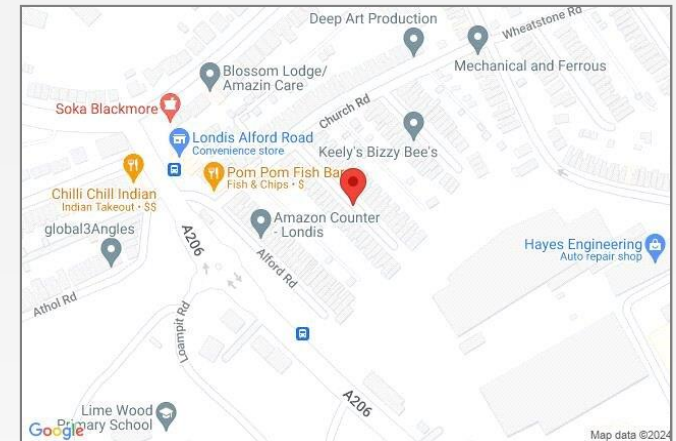
## Additional Information

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

Friday Road, DA8 1PL



**FOR MORE INFORMATION CONTACT US TODAY.**

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