



13 West Street | Erith, Kent, DA8 1AE

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Asking Price £325,000

Freehold

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West Street, Erith

Spacious two double bedroom Victorian style end of terrace house being ideally located for zone 6 station with links to Abbey Woods now open Elizabeth Line, town centre and amenities making this an ideal first time/investment purchase.

Property Features

- Council Tax: B
- EPC Rating: To be confirmed
- Off street parking
- South facing garden
- Spacious kitchen/diner
- Two double bedrooms
- Modern bathroom
- Close to station



Interior

Lounge 2.9m x 2.87m (9'6" x 9'5") Double glazed window to front. Part glazed entrance door. Radiator. Wooden flooring.

Kitchen/Diner 5.61m x 2.97m (18'5" x 9'9") Double glazed window to side. Part glazed door to garden. Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Integrated oven, hob and extractor. Plumbing for washing machine. Space for fridge/freezer. Radiator. Tiled flooring.

Bathroom 2.54m x 1.9m (8'4" x 6'3") Double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and mixer shower over, pedestal wash hand basin and low level wc. Heated towel rail. Cupboard housing combi boiler. Tiled flooring. Part tiled walls.

Landing

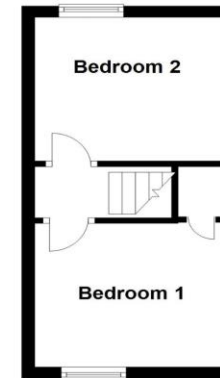
Bedroom 1 2.92m x 2.87m (9'7" x 9'5") Double glazed window to front. Built in storage cupboard. Radiator. Wood laminate flooring.

Bedroom 2 2.97m x 2.9m (9'9" x 9'6") Double glazed window to rear. Radiator. Wood laminate flooring.

Ground Floor



First Floor



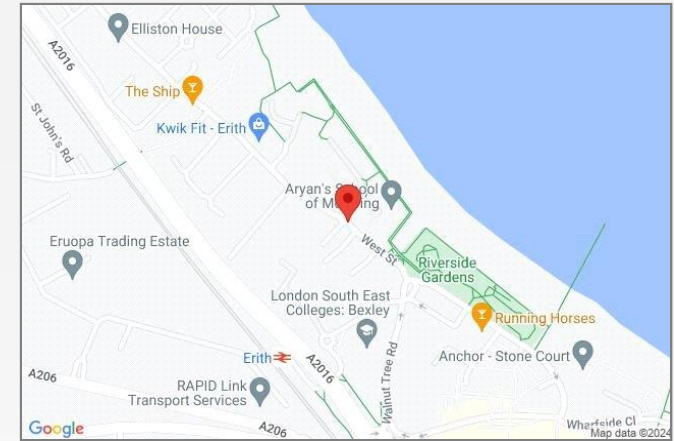
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





Property Location

West Street, Erith, DA8 1AE



Exterior

Rear Garden (L-Shaped) 3.4m x 6.58m narrowing to 4.04m (11'2" x 21'7" narrowing to 13'3") Steps to decked area. Gated rear access. (access subject to legal verification)

Parking Off street parking to the rear for 1 vehicle.

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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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