



1 Ranworth Close | Erith, Kent DA8 3AD



Guide Price £450,000 - £475,000

Freehold

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Ranworth Close, Erith

Located on the ever popular Barnehurst border within close proximity of zone 6 station, shops and schools is this rarely available semi detached house with benefits including 25'7 lounge/diner, large wrap around garden and a garage en bloc.

Property Features

- Council Tax: D
- EPC Rating: To be confirmed
- 25'7 Lounge/Diner
- 10'4 x 8'2 Fitted kitchen
- Double glazing and gas central heating
- Ground floor bathroom
- Wrap around garden
- Garage en bloc



Interior

Porch Double glazed double doors. Double glazed windows to both sides. Tiled flooring.

Entrance Hall Understairs storage cupboard. Carpet.

Lounge/Diner 7.8 (25'7")m narrowing to 3.05 (10')m x 3.25 (10'8")m x 2.57 (8'5")m Double glazed window to front. Double glazed sliding doors to garden. Radiator. Feature fireplace. Two radiators. Carpet.

Kitchen 3.15m x 2.5m (10'4" x 8'2") Opaque double glazed window to rear. Part double 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 fridge/freezer. Plumbing for washing machine. Electric cooker point. Wooden flooring.

Bathroom 1.88m x 1.65m (6'2" x 5'5") Double glazed window to side. Three piece white suite comprised: Panelled bath with mixer tap and mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled walls. Vinyl flooring.

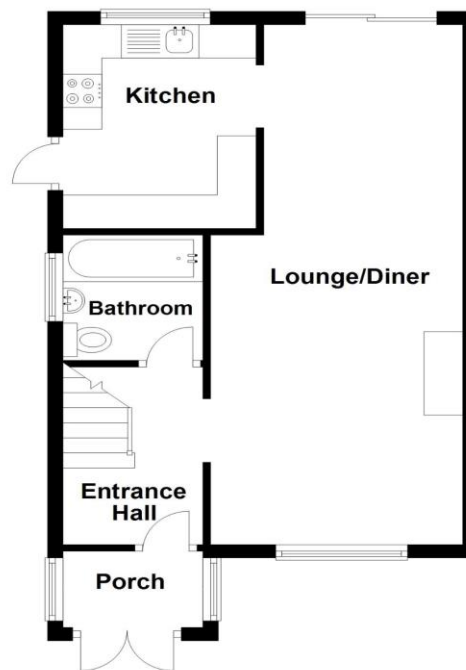
Landing Double glazed window to side. Carpet.

Bedroom 1 4.17m x 3.48m (13'8" x 11'5") Double glazed window to front. Radiator. Storage cupboard. Carpet.

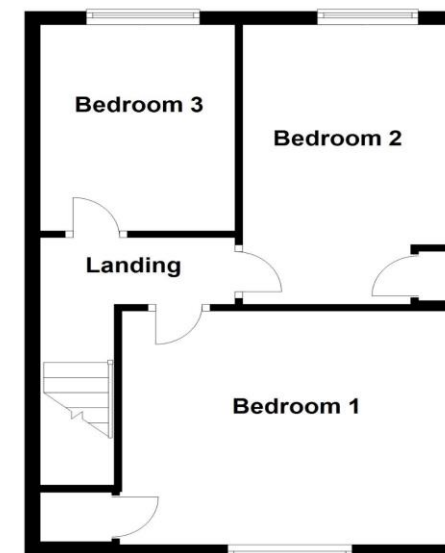
Bedroom 2 4.06m x 2.67m (13'4" x 8'9") Double glazed window to rear. Radiator. Built in storage cupboard. Laminate flooring.

Bedroom 3 3.15m x 2.36m (10'4" x 7'9") Double glazed window to rear. Radiator. Carpet.

Ground Floor



First Floor



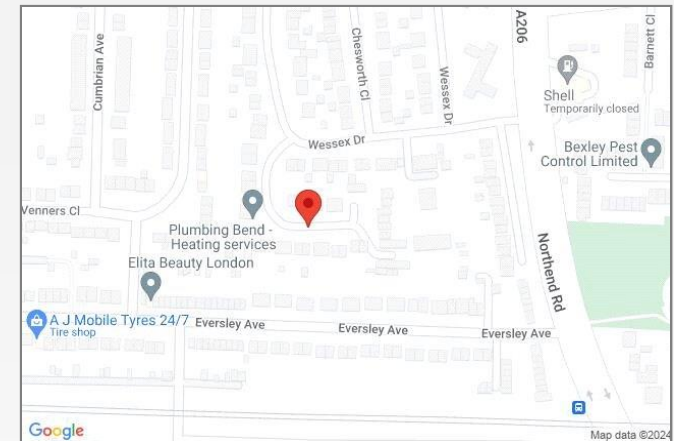
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Ranworth Close, Erith, DA8 3AD



Exterior

Front garden Paved for parking. Laid to lawn with trees and plants.

Wrap around garden 13.72m narrowing to 8.03m x 18.1 m narrowing to 9.55m (45' narrowing to 26'4" x 59'5" narrowing to 31'4") Patio area. Side access. Mainly laid to lawn. Storage shed. Outside tap. Variety of trees, shrubs and plants. Gravel seating area.

Garage en bloc

Parking Off street parking to front for 1 vehicle to.

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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