



18 Park Crescent | Erith, Kent, DA8 3DE



Guide Price £500,000 - £525,000

Freehold

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## Park Crescent, Erith

Located in the ever popular "Lesney Park" area is this spacious immaculately presented two bedroom semi detached bungalow.

Benefiting from garage, off street parking and within walking distance of zone 6 train station, Erith town centre and amenities.

### Property Features

- Council Tax: D
- EPC Rating: E
- Occupying a large plot
- Huge extension potential
- No onward chain
- Off road parking
- Garage to side
- Desirable location



## Interior

**Entrance Porch** Double glazed sliding porch door. Tiled flooring.

**Entrance Hall** Radiator. Carpet. Access to loft.

**Lounge/Diner** 5.54m narrowing to 2.97m x 5.54m narrowing to 3.23m (18'2" narrowing to 9'9" x 18'2" narrowing to 10'7") Double glazed window to rear and double glazed sliding doors to garden. Feature electric fireplace. Two radiators. Carpet.

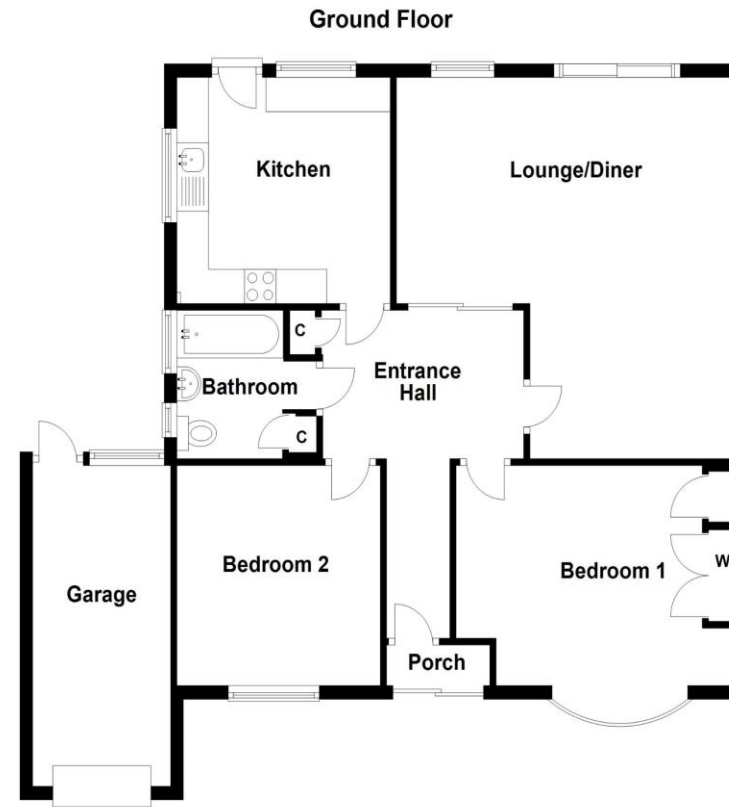
**Kitchen** 3.18m x 3.15m (10'5" x 10'4") Double glazed windows to rear and side. Double glazed door to garden. Range of wall and base units with work surfaces over. 1.5 Stainless steel sink unit with mixer tap. Tiled splash back. Integrated oven and hob. Boiler. Radiator. Vinyl flooring.

**Bedroom 1** 4.34 (14'3")m x 3.23 (10'7")m (to Bay window) Double glazed bay window to front. Radiator. Fitted wardrobes and overhead cupboards. Carpet.

**Bedroom 2** 3.23m x 3.15m (10'7" x 10'4") Double glazed window to front. Radiator. Carpet.

**Bathroom** 2.34m x 2.2m (7'8" x 7'3") Double glazed window to side. Three piece suite comprising: Panelled bath with electric shower over, pedestal wash hand basin and low level wc. Storage cupboard. Vinyl flooring. Fully tiled walls. Spotlights.

**Front Garden** Mainly laid to lawn with trees and shrubs surrounding. Crazy paved driveway. Access to garage.



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** 34.26m x 11.33m (112'5" x 37'2") Patio area. Mainly laid to lawn. Variety of trees, shrubs and plants. Storage shed. Outside tap. Access to garage.

**Garage** 2.18m x 4.7m (7'2" x 15'5") Up and over door. Window to rear. Door to garden.

**Parking** Off street parking.

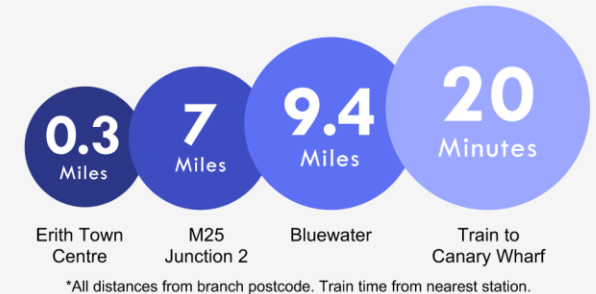
## Additional Information

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.

## Property Location

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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