



37 Shinglewell Road

Northumberland Heath, Kent | DA8 1NF

Guide Price £625,000 - £650,000

Freehold



Shinglewell Road

Erith, DA8 1NF

Robinson and Jackson are delighted to offer this substantially extended 4 bedroom family home which is situated on a desirable road. This property needs to be viewed to fully appreciate the accommodation on offer. Boasting a single story extension at the rear and a loft conversion, we feel this would be ideal for a growing family. Being well positioned for popular local schools and transport links. Your earliest viewing comes recommended.

Benefitting from:

- Two bathrooms
- Occupying a large plot
- Tastefully extended
- Off road parking
- Large family garden
- Ideal for growing family
- Council Tax: E
- EPC Rating: D



Accommodation

Entrance Hall Door to front with sidelights, radiator in decorative cover, understairs cupboard, picture rail, dado rail, Amtico flooring.

Lounge 7.21m x 3.35m (23'8" x 11') Double glazed patio door to rear, skylight, radiator, wood laminate flooring.

Dining Room 3.8m x 3.68m (12'6" x 12'1") Double glazed bay window to front, radiator, wood laminate flooring

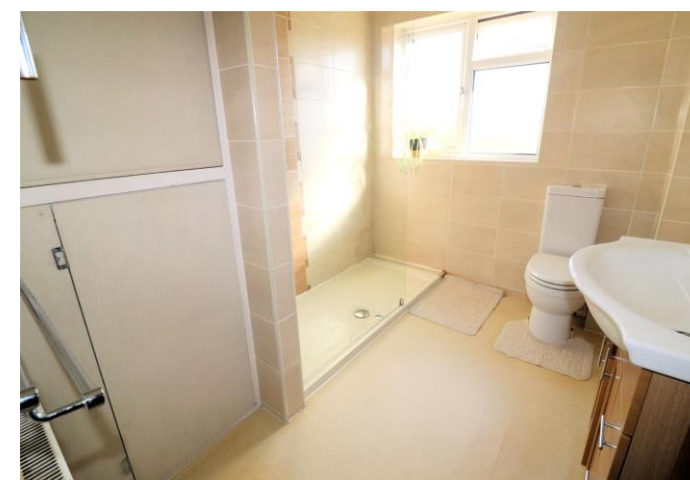
Kitchen 6.12m x 4.06m (20'1" x 13'4") Double glazed windows to rear and side, double glazed door to rear, extensive range of modern fitted wall and base units with tiled splashback, one and half bowl stainless steel sink unit with mixer tap, plumbed for washing machine, integrated dishwasher, wall mounted 'Potterton' combination boiler, Amtico flooring.

Landing Double glazed window to side.

Bedroom 1 3.84m x 2.87m (12'7" x 9'5") Double glazed bay window to front, fitted wardrobes to one wall, radiator.

Bedroom 2 3.66m x 2.77m (12' x 9'1") Double glazed window to rear, fitted wardrobes to one wall, radiator.

Study 2.64m x 2.13m (8'8" x 7') Double glazed oriel window to front, radiator, laminate flooring, stairs to loft rooms.





Shower Room 2.64m x 2.2m (8'8" x 7'3") Double glazed window to rear, shower cubicle, vanity wash hand basin, low level wc, fully tiled walls, vinyl flooring.

Bedroom 3 5.23m x 3.1m (17'2" x 10'2") Velux window to front, double glazed window to rear, radiator. Built in wardrobe.

Bedroom 4 2.97m x 2.8m (9'9" x 9'2") Double glazed window to rear, radiator, wood laminate flooring.

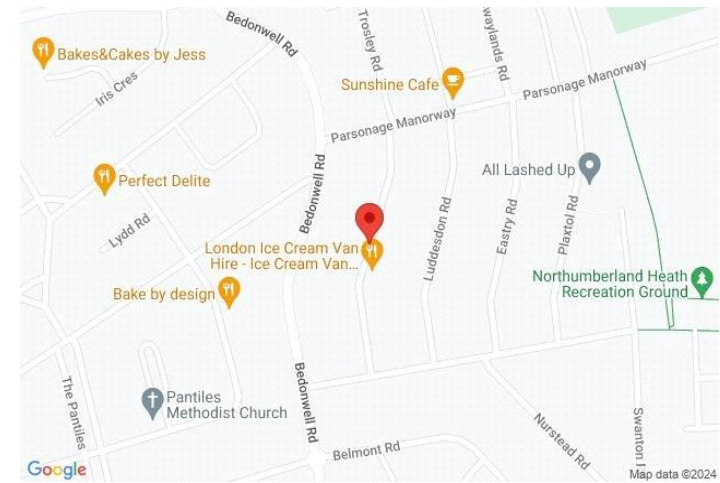
Bathroom 1.65m x 1.35m (5'5" x 4'5") Velux window to front, panelled bath with shower attachment, vanity wash hand basin, low level wc.

Exterior

Garden Approx 27.43m (Approx 90') Mainly laid to lawn, patio area, Storage shed.

Parking Off Street parking to front.





Location



*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

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.

Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

**FOR MORE INFORMATION
CONTACT US TODAY.**

Joe Buckle - Branch Manager

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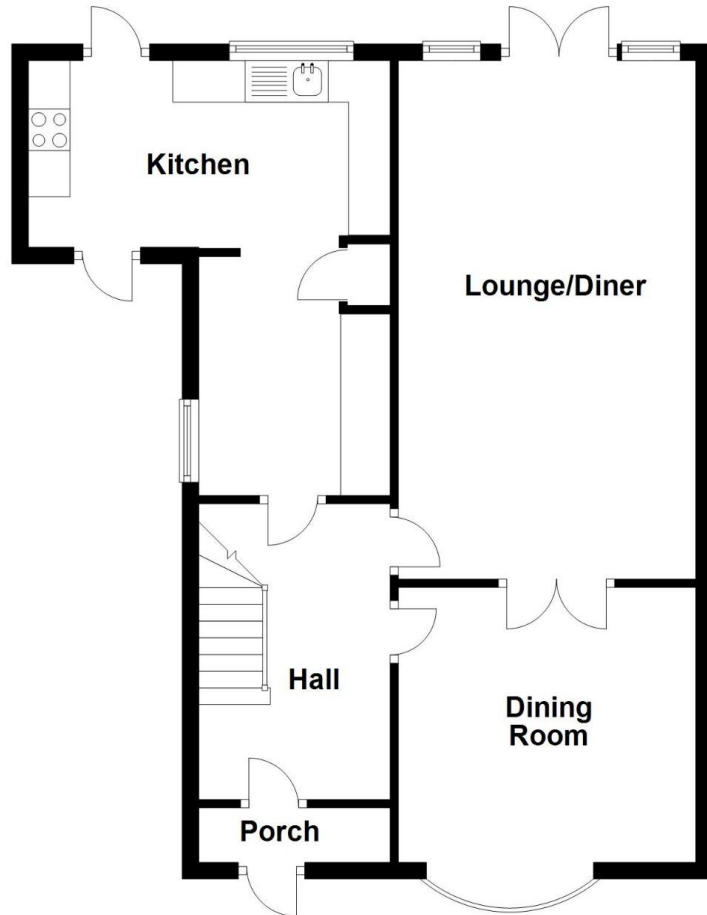
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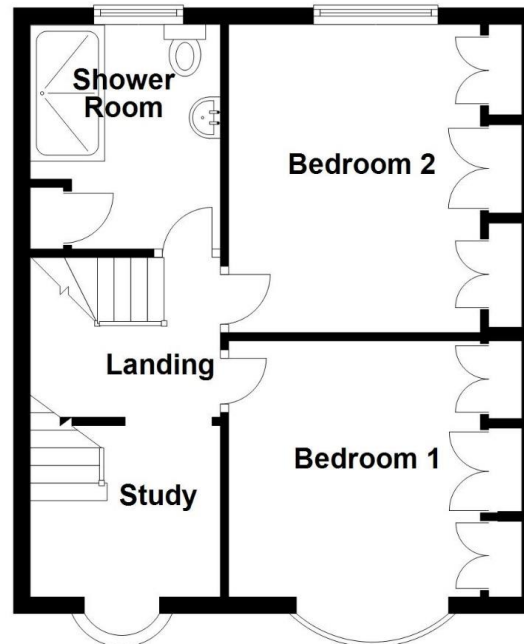
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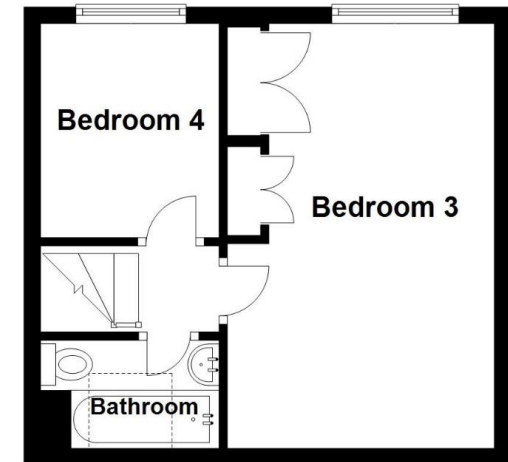
Ground Floor



First Floor



Second 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.

