



**ROBINSON
JACKSON**
LOCAL OFFICE
01222 340000
FOR SALE

104

104 Horsa Road | Northumberland Heath, Kent DA8 1HE



Guide Price £340,000 - £360,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Horsa Road, Erith

Conveniently positioned for Northumberland Heath parade, popular schools and zone 6 stations is this older style family home with benefits including 28'2 lounge/diner, ground floor bathroom, utility room and garage to rear.

Property Features

- Council Tax: C
- EPC Rating: D
- 28'2 x 14' Lounge/Diner
- 9'7 x 7'9 Kitchen
- 15'1 x 6'3 Utility room
- Double glazing and gas central heating
- Garage to rear
- No Chain



Interior

Entrance Hall Opaque part double glazed porch door.

Lounge/Diner 8.59m x 4.27m (28'2" x 14') Double glazed bay window to front and part double glazed UPVC door to utility room. . Radiator. feature Fireplace. Carpet. Stairs to first floor.

Kitchen Two double glazed windows to side. Range of fitted wall and base units with work surfaces over. Stainless steel sink with mixer tap. Tiled splash back. Plumbing for washing machine and dishwasher. Integrated oven and hob. Vinyl Flooring. Door to bathroom.

Utility Room 4.6m x 1.83m (15'1" x 6') Double glazed window to side and rear. Part double glazed UPVC door to garden. Work surface. Radiator.

Bathroom 2.72m x 2.36m (8'11" x 7'9") Two opaque double glazed windows to rear. Panelled bath with separate taps and shower attachment over. Pedestal wash hand basin. Radiator. Vinyl flooring. Tiled walls. Door leading to separate WC.

WC 1.7m x 0.9m. (5'7" x 2'11".) Opaque double glazed window to side. Low level wc. Vinyl flooring.

Bedroom 1 4.27m x 3.48m (14' x 11'5") Two double glazed windows to front. Two radiators. Built in wardrobe. Carpet.

Bedroom 2 3.28m x 3.23m (10'9" x 10'7") Double glazed window to rear. Radiator. Carpet.

Bedroom 3 2.97m x 2.36m (9'9" 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.





Exterior

Garden Concrete patio area. Storage shed. Door to garage.

Garage 4.98m x 3.4m (16'4" x 11'2") To rear.

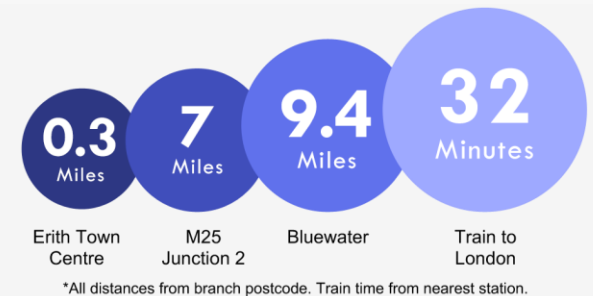
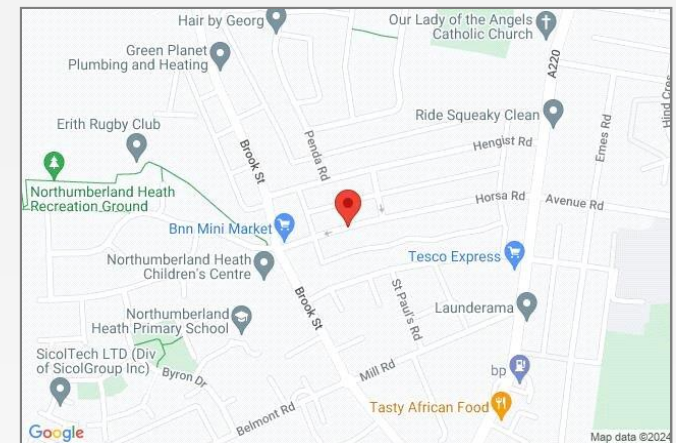
Additional Information

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

Horsa Road, Erith, DA8 1HE



FOR MORE INFORMATION
CONTACT US TODAY.

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