



# 97 Colyers Lane

Northumberland Heath, Kent | DA8 3NY

Asking Price £600,000

Freehold





We celebrate this marriage to bring you the joyful news



# Colyers Lane

Erith, DA8 3NY

Robinson Jackson are delighted to offer this rare opportunity to secure this substantially extended four double bedroom semi detached house which boasts its own self-contained annex. We feel this would be ideal buy for a growing family or a larger family with elderly relatives. Some of this properties many features include- Two en suite bathrooms, family shower room, four double bedrooms and a large open plan kitchen leading into a through lounge. This property needs to be viewed to fully appreciate the size and versatility of the accommodation on offer.

## Benefitting from:

- Off street parking
- Double garage and man cave
- Open plan living
- Three bathrooms
- Four double bedrooms
- Self contained annex
- Council Tax: D
- EPC Rating: D



## Accommodation

**Porch** 1.6m x 0.7m (5'3" x 2'4") Double glazed windows to front. Double glazed door to lounge.

**Lounge** 5.05m x 4.72m inclusive of bay window (16'7" x 15'6" inclusive of bay window) Double glazed bay window to front. Laminate flooring. Open to dining room.

**Dining Room** 4.78m x 3.43m (15'8" x 11'3") Double glazed window to rear. Radiator. Laminate flooring.

**Kitchen** 5.61m x 4.78m narrowing to 2.64m (18'5" x 15'8" narrowing to 8'8") Double glazed window to side. Double glazed bi-folding doors to garden. Range of fitted wall and base units with work surfaces over. Double sink unit with hose tap. Tiled splash back. Integrated Oven, microwave, hob, and dishwasher to remain. Space for fridge freezer. Radiator. Laminate flooring.

**Utility Room** 1.96m x 1.42m (6'5" x 4'8") Double glazed window to rear and double glazed door to garden. Plumbing for washing machine. Laminate flooring.

**Ground floor WC** 1.96m x 0.81m (6'5" x 2'8") Opaque double glazed window to rear. Low level wc. Wash hand basin with vanity unit under. Part tiled walls. Laminate flooring.

**Landing** Airing cupboard. Alarm panel. Carpet. Access to loft.

**Bedroom 1** 33.86m x 3.45m (111'1" x 11'4") Double glazed window to rear. Two built in wardrobes. Radiator. Carpet.

**Ensuite** 2.51m x 0.97m (8'3" x 3'2") Double glazed window to side. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Wooden flooring. Spotlights.

**Bedroom 2** 5.23m narrowing to 3.68m x 2.74m (17'2" narrowing to 12'1" x 9') Double glazed window to front. Built in wardrobes. Radiator. Carpet.

**Bedroom 3** 3.78m x 2.51m (12'5" x 8'3") Double glazed window to rear. Built in wardrobes. Built in wardrobe. Radiator. Carpet.

**Shower Room** 2.54m x 1.63m (8'4" x 5'4") Opaque double glazed window to rear. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Heated towel rail. Laminate flooring. Spotlights





**Annex - Lounge/Kitchen** 4.78m x 3.45m (15'8" x 11'4") Double glazed windows to front and to side. UPVC front door accesses to side of property. Range of wall and base units with work surfaces over. Sink unit with mixer tap. Integrated hob. Plumbing for washing machine. Radiator. Laminate flooring.

**Annex - Bedroom** 3.45m x 2.77m (11'4" x 9'1") Double glazed window to front. Radiator. Carpet.

**Annex -Ensuite** 2.51m x 0.69m (8'3" x 2'3") Double glazed window to side. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and glass door, wash hand basin with vanity unit under and low level wc. Wooden flooring. Spotlights.

## Exterior

**Front Garden** Mainly laid to lawn. Slate chippings border. Concrete path to entrance. Side access to annex.

**Rear garden** Block paved patio. Mainly laid to lawn. Two decked areas.

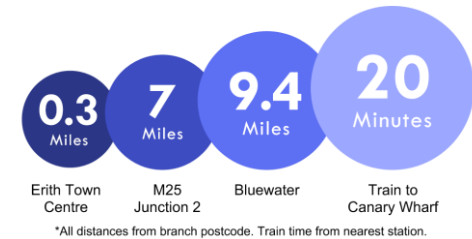
**Double Garage.**

**Parking** to rear for 2 vehicles.





## Location



(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.

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CONTACT US TODAY.**

Joe Buckle - Branch Manager

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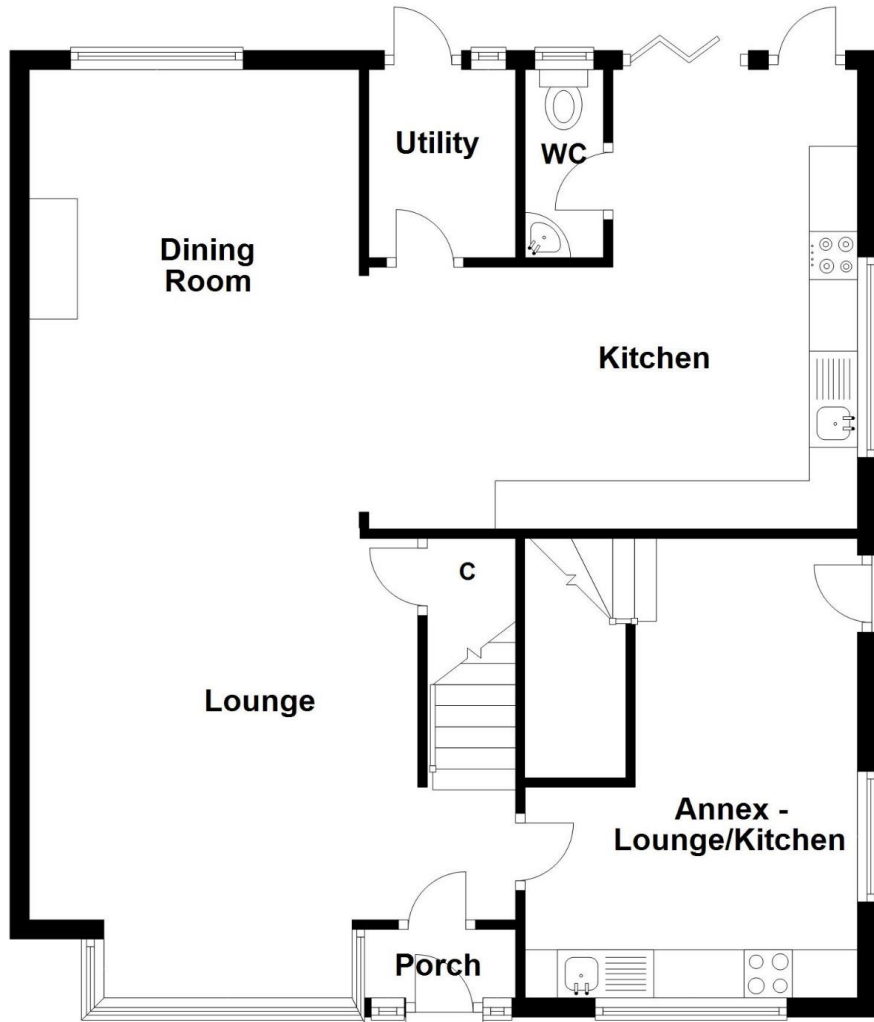
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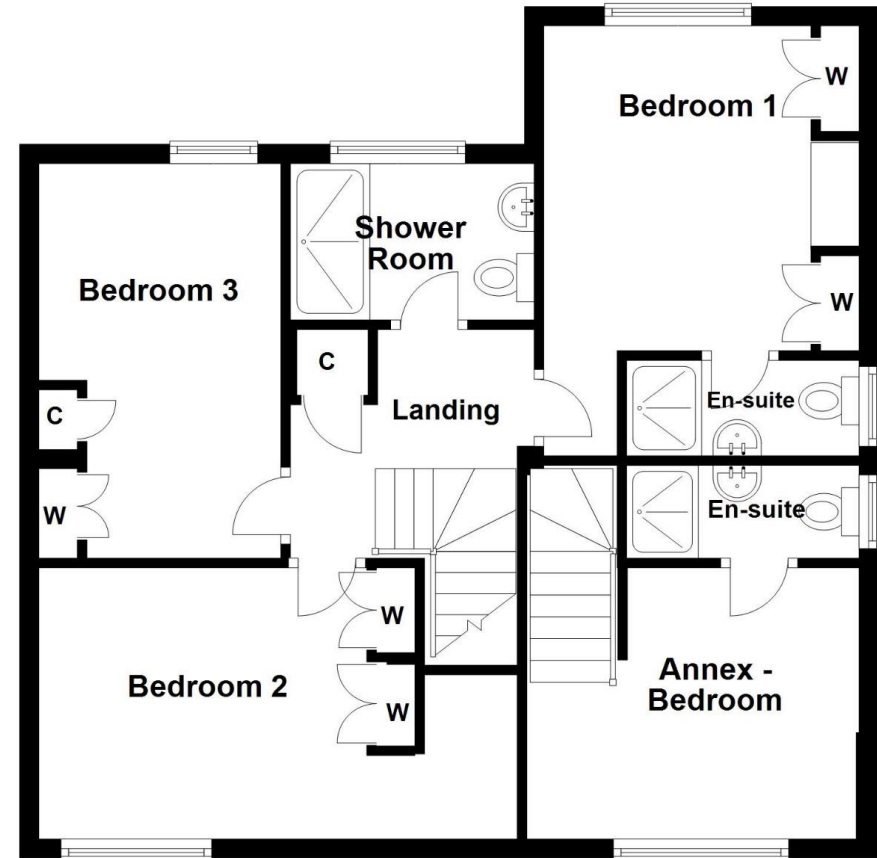
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## Ground Floor



## 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.

