



37 Lincoln Road | Slade Green, Kent, DA8 2DX



Guide Price £400,000 - £425,000

Freehold

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Lincoln Road, Slade Green

Located within close proximity of Slade Green station, local shops and schools is this chain free spacious ideal family home. Benefits include 11'1 x 10'3 Lounge, 16'8 conservatory, ground floor shower room and first floor bathroom.

Property Features

- Council Tax: C
- EPC Rating: E
- No chain
- Conservatory
- Two bathrooms
- Off street parking
- 14'9 x 11'9 Outbuilding
- Low maintenance garden



Interior

Porch Part double glazed porch door. Opaque double glazed windows to front. Tiled flooring.

Entrance Hall Understairs storage cupboard. Tiled flooring.

Lounge 3.38m x 3.12m (11'1" x 10'3") Double glazed window to front. Radiator. Laminate flooring. Spotlights.

Kitchen 3.25m x 3.25m (10'8" x 10'8") Range of wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for fridge freezer. Range oven. Tiled flooring. Fan light and spotlights.

Conservatory 5.08m x 2.82m (16'8" x 9'3") Double glazed windows to rear and to side. Double glazed sliding door to garden. Airconditioning unit. Tiled flooring with underfloor heating.

Utility Room 1.75m x 1.75m (5'9" x 5'9") Work surface. Wall mounted boiler. Plumbing for washing machine. Heated towel rail. Tiled flooring.

Ground floor shower room 1.75m x 1.45m (5'9" x 4'9") Double glazed window to side. Three piece suite comprising: Walk in shower unit with mixer shower over, tiled walls and sliding glass doors, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls.

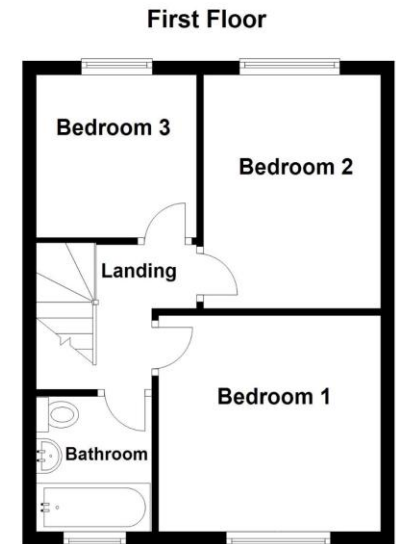
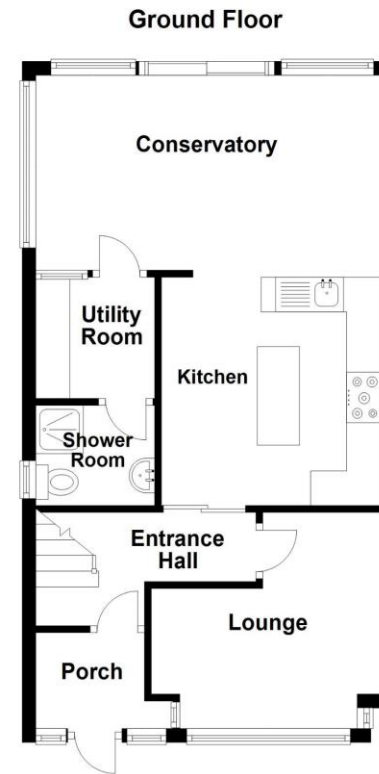
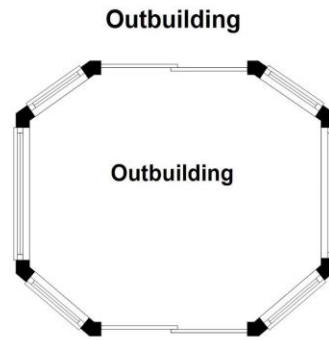
Landing Double glazed window to side. Carpet. Loft access.

Bedroom 1 3.38m x 3.12m (11'1" x 10'3") Double glazed window to front. Radiator. Carpet.

Bedroom 2 3.38m x 2.72m. (11'1" x 8'11".) Double glazed window to rear. Radiator. Carpet.

Bedroom 3 2.36m x 2.29m (7'9" x 7'6") Double glazed window to rear. Radiator. Carpet.

Bathroom 1.96m x 1.65m (6'5" x 5'5") Opaque double glazed window to front. Three piece suite comprising: Jacuzzi bath with mixer shower over, wash hand basin with vanity unit under and low level wc. Heated towel rail. Tiled flooring. Tiled walls.



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 Fully paved. Storage shed and versatile outbuilding.

Outbuilding 4.5m x 3.58m (14'9" x 11'9") Power and light.

Parking via block paved driveway to front for 1 vehicle.

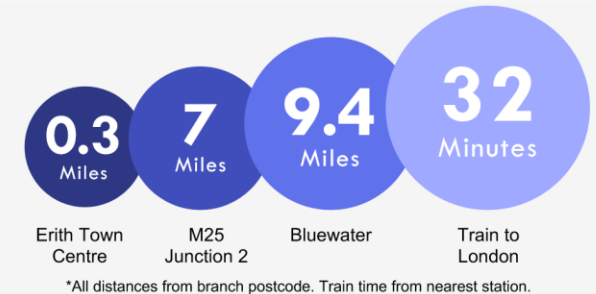
Additional Information

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

Lincoln Road, Slade Green, Kent, DA8 2DX



**FOR MORE INFORMATION
CONTACT US TODAY.**

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