



33 Ling Road | Northumberland Heath, Kent, DA8 3EJ



Guide Price £460,000 - £475,000

Freehold

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Ling Road, Erith

Providing spacious accommodation throughout presented in move in condition, well located for Northumberland Heath parade, zone 6 stations, popular schools and transport links is this ideal three bedroom family home.

Property Features

- Council Tax: C
- EPC Rating: D
- 25' x 13 Lounge
- 14'10 x 12'8 Dining room
- Modern fitted kitchen
- Two double bedroom and a third single
- 17'1 x 16'10 Summer house
- Off street parking



Interior

Entrance Porch Two double glazed windows to front and side. Part double glazed porch door.

Entrance Hall Entrance door. Radiator. Wooden flooring.

Dining Room 4.52m x 3.86m (14'10" x 12'8") Double glazed window to front. Wooden flooring. Spotlights

Kitchen 3.76m x 3.66m (12'4" x 12') Double glazed window to rear. Part double glazed door to garden. Wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Space for a fridge freezer. Plumbing for washing machine and dishwasher. Integrated oven and hob to remain. Wall mounted boiler. Laminate flooring. Door to inner lobby.

Inner Lobby Door to Ground floor bathroom. Door to Lounge.

Lounge 7.62m x 3.96m (25' x 13') Double glazed window to front. Double glazed stable door to garden. Designer radiator. Storage Cupboard. Wooden flooring.

Ground floor bathroom 1.75m x 1.57m (5'9" x 5'2") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer taps and shower attachment, wash hand basin with vanity unit under and low level wc. Heated towel rail. Fully tiled walls. Tiled flooring.

Landing Double glazed window to side. Carpet. Access to loft.

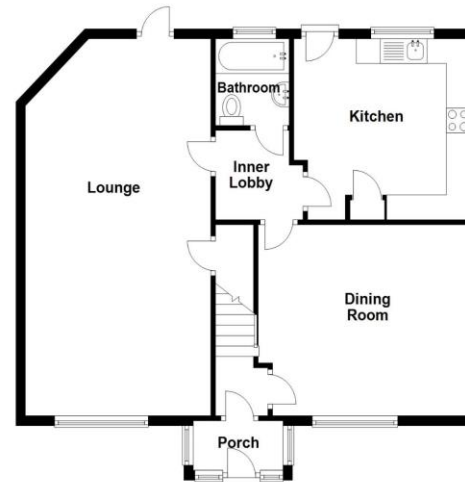
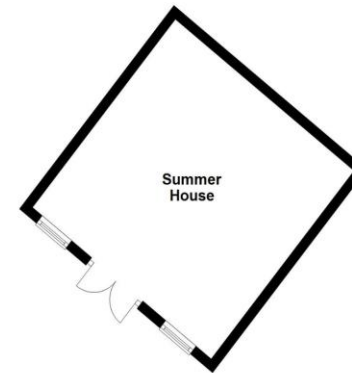
Bedroom 1 4.55m x 3.25m (14'11" x 10'8") Two double glazed windows to front. Two radiators. Carpet. Spotlights. Storage cupboard.

Bedroom 2 3.78m x 2.5m (12'5" x 8'2") Double glazed window to rear. Radiator. Carpet.

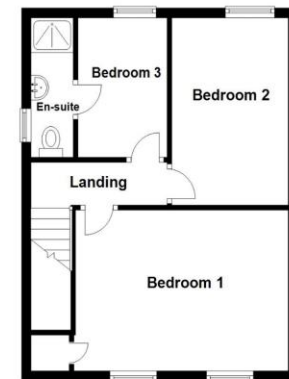
Bedroom 3 2.82m x 1.9m (9'3" x 6'3") Double glazed window to rear. Radiator. Carpet. Dor leading to en suite.

Ensuite 2.62m x 0.76m (8'7" x 2'6") Double glazed window to side. Walk in shower with mixer shower over. wash hand basin with vanity unit under. Low level wc. Heated towel rail. Vinyl flooring. Fully tiled walls.

Ground Floor



First Floor



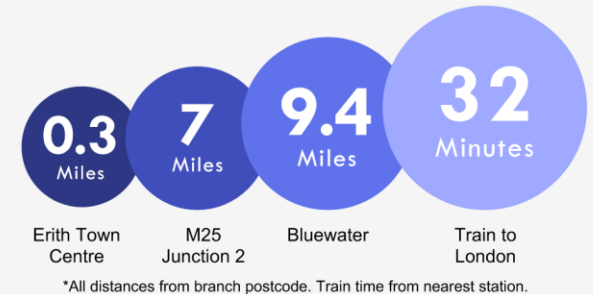
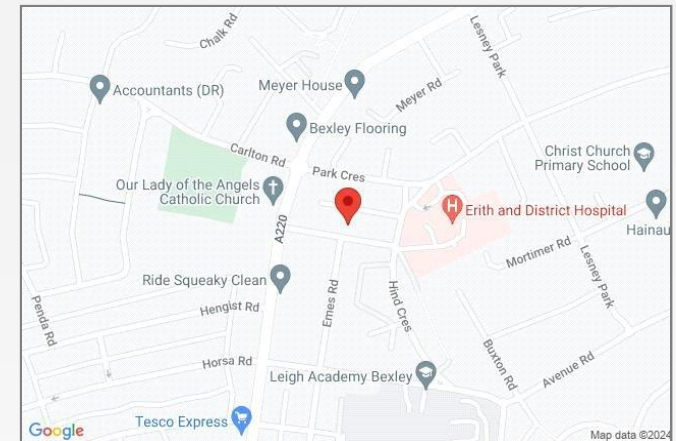
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any 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.





Property Location

Ling Road, Erith, DA8 3EJ



Exterior

Front Garden Blocked paved driveway for 3 vehicles. Laid to lawn area.

Rear Garden 18.3 (60')m x 5.8 (19')m at widest point Concrete patio area. Maily laid to lawn. Gated side entrance.

Summer House 5.2m x 5.13m (17'1" x 16'10") Double glazed window to front. Double doors to garden. Power and light.

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.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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