



14 Park Crescent Road | Erith, DA8 3DX



Guide Price £525,000 - £550,000

Freehold

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## Park Crescent Road, Erith

Being sold chain free, we are pleased to present this 1930's spacious four bed semi detached family home. Benefitting from a 15' detached garage and 101'2 garden. In close proximity of zone 6 train station, local schools and Erith town centre.

### Property Features

- Council Tax: E
- EPC Rating: E
- Lounge and dining room
- Ground floor wc and first floor bathroom
- Four bedrooms
- 101' Rear garden
- Garage and off street parking.
- No chain



## Interior

**Porch** Double glazed porch door. Double glazed windows to front. Tiled floors.

**Entrance Hall** Entrance door. Radiator. Understairs storage cupboard. Carpet.

**Lounge** 4.06m x 4m (13'4" x 13'1") Double glazed window to front. Radiator. Fireplace. Carpet.

**Dining Room** 5.03m x 3.58m (16'6" x 11'9") Window to rear. Radiator. Electric fireplace. Carpet.

**Kitchen** 4.93m x 2.13m (16'2" x 7') Window to rear and double glazed window to side. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splash back. Integrated oven, hob and extractor. Plumbing for washing machine and dishwasher. Vinyl flooring.

**Ground floor WC** 1.14m x 0.5m (3'9" x 1'8") Window to rear. low level wc. Wash hand basin. Vinyl flooring.

**Landing** Stained glass window to side. Carpet. Loft access.

**Bedroom 1** 4.1m x 3.28m (13'5" x 10'9") Double glazed window to front. Radiator. Fitted wardrobes. Carpet.

**Bedroom 2** 3.5m x 2.13m (11'6" x 7') Double glazed window to rear. Radiator. Fitted wardrobe. Carpet.

**Bedroom 3** 2.62m x 1.96m (8'7" x 6'5") Double glazed window to rear. Built in wardrobe. Storage cupboard. Carpet.

**Bedroom 4** 2.46m x 2.18m (8'1" x 7'2") Double glazed window to front. Three storage cupboards. Radiator. Carpet.

**Bathroom** 2.62m x 1.37m (8'7" x 4'6") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap, wash hand basin with storage units and low level wc. Radiator. Carpet.



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** 30.84m x 6.63m (101'2" x 21'9") Patio area. Side access. Maily laid to lawn. Separate gated section of garden to rear with storage shed. Outside tap

**Garage** 4.65m x 2.6m (15'3" x 8'6") Single detached garage to rear. Power and light. 8'6 x 6'0 storage area to rear.

**Parking** Off street parking to front for 1 vehicle.

**Please note-** The owner has advised us that probate has been applied for but not granted, therefore exchange of contracts cannot take place until probate has been granted.

## 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

Park Crescent Road, Erith, DA8 3DX



**FOR MORE INFORMATION CONTACT US TODAY.**

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