



6 Selkirk Drive  
Erith  
Kent  
DA8 3QR



Council Tax: B  
EPC Rating: C

1980's Built starter home well presented throughout, located in a popular development being sold with no chain within convenient distance of zone 6 stations, transport links and Erith town centre benefits include 13' bedroom first floor bathroom and a 19'8 garden.

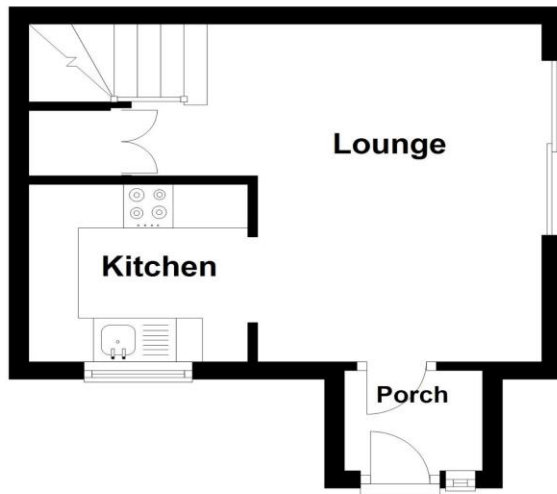
- 13' x 8'9 Bedroom
- 13' Lounge
- First floor bathroom
- 19'8 Garden
- Allocated parking space
- No chain

**Guide Price £260,000 to £270,000**

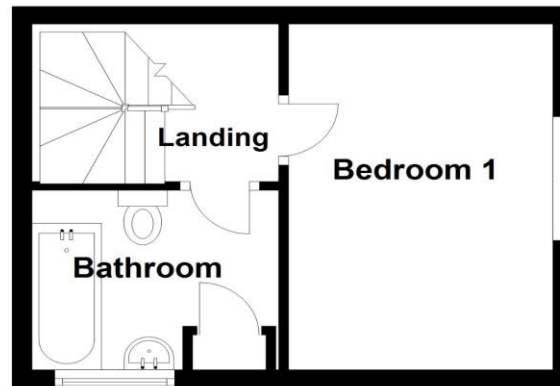
**Freehold**

**ROBINSON-JACKSON**  
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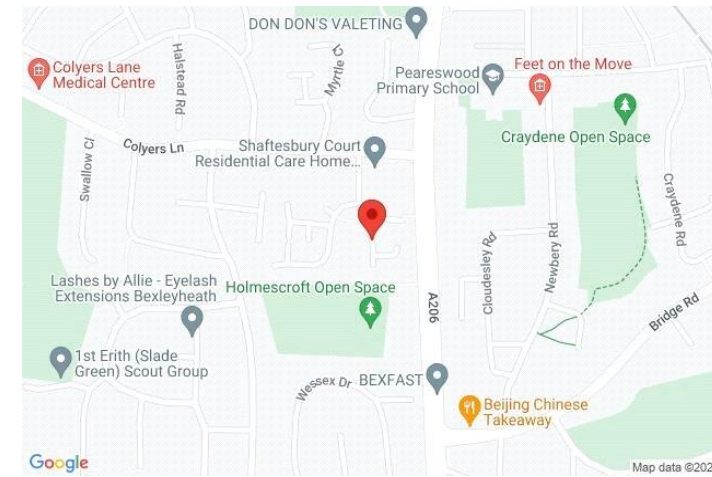
## Ground Floor



## 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.



FOR MORE INFORMATION  
CONTACT US TODAY.

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## Interior

**Porch** Radiator. Electric meter. Laminate flooring.

**Lounge** 3.96m x 2.92m (13' x 9'7") Double glazed sliding doors to garden. Radiator. Laminate flooring.

**Kitchen** 2.2m x 2.03m (7'3" x 6'8") Double glazed window to front. Range of fitted wall and base units with worksurfaces over. Stainless steel sink unit with mixer tap. Tiled splash back. Laminate flooring.

**Landing** Carpet.

**Bedroom 1** 3.96m x 2.67m (13' x 8'9") Double glazed window to side. Two radiators. Carpet. Fanlight,

**Bathroom** 2.5m x 2.06m (8'2" x 6'9") Opaque double glazed window to front. Three piece suite comprising: Panelled bath with shower attachment, pedestal wash hand basin and low level wc. Cupboard housing boiler. Radiator. Laminate flooring. Loft access.

## Exterior

**Garden** 6m x 4.34m (19'8" x 14'3") Gated side access. Crazy paved patio. Storage shed. Single stones and pathway.

**Parking** Allocated parking space (to be verified by vendors solicitor)

**Service Charge:** £32 Per month (to be verified by vendors solicitor).

## 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.