



49 Wessex Drive | Erith, Kent, DA8 3AE



Guide Price £375,000 - £400,000

Freehold

ROBINSON-JACKSON
Our service will *move* you

Wessex Drive, Erith

Located on a popular residential road on the Barnehurst border being sold with no chain is this ideal first time/family purchase post war built home. Located within close proximity of zone 6 stations, local schools, Erith Town Centre and transport links.

Property Features

- Council Tax: D
- EPC Rating: E
- No onward chain
- Detached garage
- Off road parking
- Extended dining room
- Open plan living
- Semi-detached



Interior

Entrance Hall Part glazed entrance door. Radiator. Meter cupboard. Laminate flooring.

Lounge/Diner 9.78m x 3.25m (32'1" x 10'8")

Lounge Area Double glazed window to front. Radiator. Laminate flooring.

Dining Area Double glazed door to garden. Radiator. Laminate flooring.

Kitchen 3.15m x 2.57m (10'4" x 8'5") Double glazed window to rear and double glazed door to garden. Range of wall and base units with work surfaces over. Electric cooker point. Sink unit with mixer tap. Tiled Splashback. Wall mounted boiler. Tiled flooring.

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

Bedroom 1 4.14m x 3.18m (13'7" x 10'5") Two double glazed windows to front. Two radiators. Laminate flooring.

Bedroom 2 3.84m x 2.67m (12'7" x 8'9") Double glazed window to rear. Radiator. Cupboard. Laminate flooring.

Bedroom 3 2.84m x 2.36m (9'4" x 7'9") Double glazed window to rear. Radiator. Laminate flooring.

Bathroom 1.93m x 1.68m (6'4" x 5'6") Opaque double glazed window to side. Three piece suite comprising: Panelled bath with mixer tap and shower attachment over, pedestal wash hand basin and low level wc. Heated towel rail. Tiled flooring.



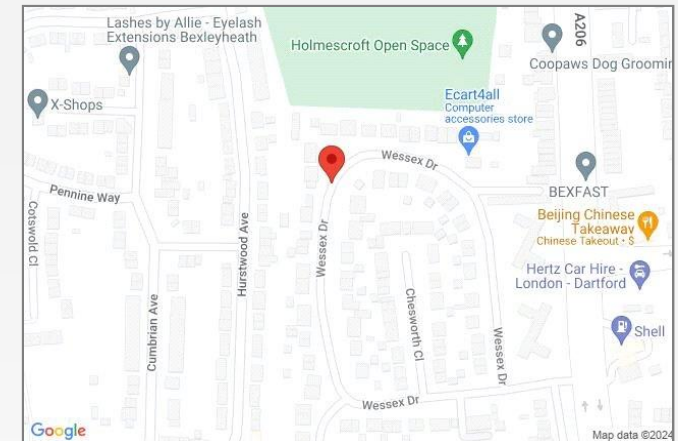
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Wessex Drive, Erith, DA8 3AE



Exterior

Front Garden Maily laid to lawn. Concreate path to entrance.

Rear garden 8.97m to garage x 9.22m (29'5" to garage x 30'3")
Mainly laid to lawn. Patio area. Outside tap.

Detached Garage 4.72m x 2.6m (15'6" x 8'6") Up and over door.
Power and light.

Parking Off street parking for 2/3 vehicles.

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.**

01322 340000
Robinson Jackson
226 Bexley Road,
North' Heath,
Kent, DA8 3HB
northumberlandheath@robinson-jackson.com

