



20 Coniston Close | Erith, Kent, DA8 3BD



Asking Price £465,000

Freehold

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## Coniston Close, Erith

Located on a generous sized plot in a popular residential cul de sac being sold with no chain, is this ready to move in 1930's built semi detached ideal first time/family home or a buyer looking for the opportunity to extend/develop (stupp) within easy access of zone 6 station with links to the Elizabeth line, schools, leisure facilities & transport links. Benefits include a through lounge, modern kitchen, first floor modern bathroom, garage, driveway and a generous 90' x 70 triangular shaped rear garden.

### Property Features

- Council Tax: D
- EPC rating: E
- 26'7 x 9'8 Through lounge
- First floor bathroom
- Double glazing and gas central heating
- 90' x 70' garden (triangle shaped)
- 18'3 x 7'9 garage and off street parking
- no chain



## Interior

**Entrance Hall** Opaque part double glazed UPVC entrance door. Radiator. Wood laminate flooring. Understairs storage cupboard.

**Through Lounge** 8.1m x 2.95m (26'7" x 9'8") Double glazed window to front and double glazed bay window to rear. Two radiators. Carpet.

**Kitchen** 2.8m x 1.93m (9'2" x 6'4") Double glazed door to garden. Range of fitted wall and base units with work surfaces over. Stainless steel sink unit with mixer tap. Integrated gas hob, electric oven extractor to remain. Plumbing for washing machine. Space for fridge/freezer. Wood flooring.

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

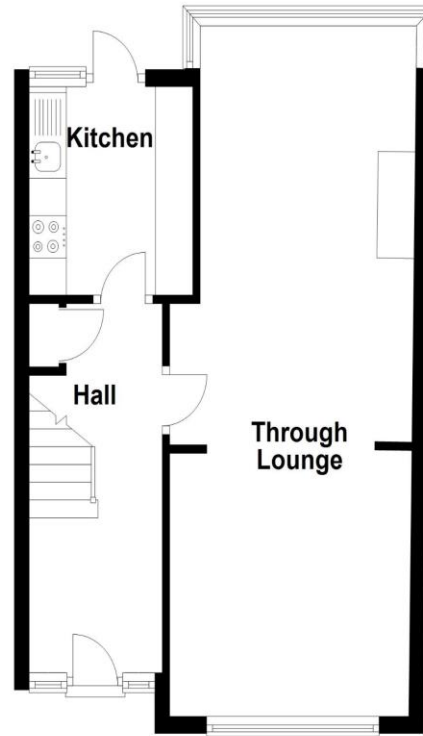
**Bedroom 1** 3.76m x 3.12m (12'4" x 10'3") Double glazed window to front. Radiator. Carpet.

**Bedroom 2** 3.18m x 3.1m (10'5" x 10'2") Double glazed window to rear. Radiator. Carpet.

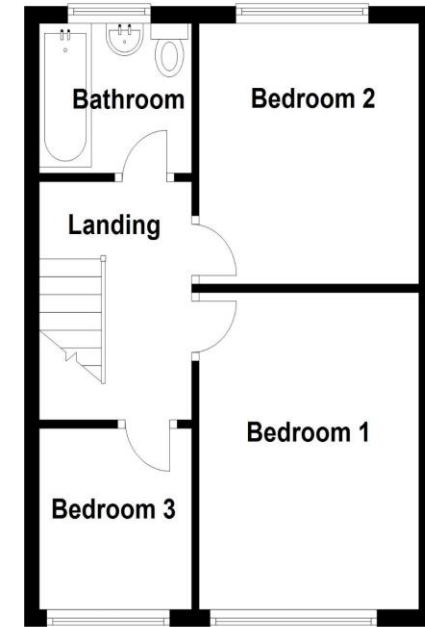
**Bedroom 3** 2.3m x 1.88m (7'7" x 6'2") Double glazed window to side. Radiator. Carpet.

**Bathroom** 1.85m x 1.73m (6'1" x 5'8") Opaque double glazed window to rear. Three piece white suite comprising panelled bath with mixer tap and shower attachment, wash hand basin and low level wc. Tiled flooring. Tiled walls.

### Ground Floor



### First Floor



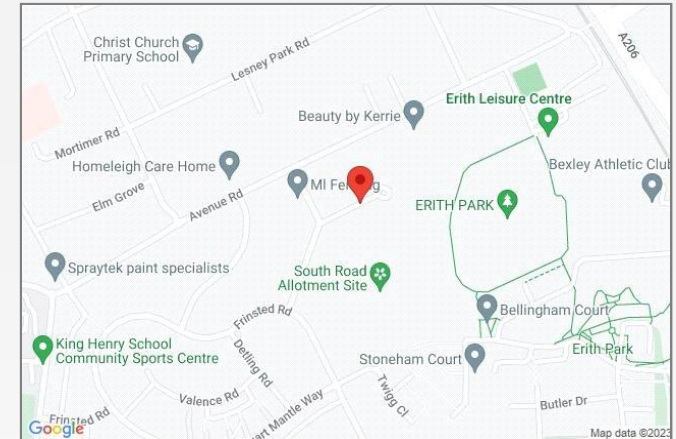
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any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

Coniston Close, Erith, Kent, DA8 3BD



## Exterior

**Garden** 27.43m x 21.34m (90' x 70') Triangular plot 90' deep x 70' across at widest points. Mainly laid to lawn with shrubs and trees. Outside tap. Greenhouse. Door to garage. Gated side access.

**Metal Workshop** 5.5m x 2.36m (18'1" x 7'9")

**Storage Area** 5.33m x 2.36m (17'6" x 7'9") Adjacent to garage with windows to side and to front.

**Garage** 5.56m x 2.74m (18'3" x 9') Up and over door.

**Parking** Off street parking to front for 1/2 vehicles via driveway.

## 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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