



3 Elmstead Road | Erith, Kent, DA8 3JA



Guide Price £400,000 - £425,000

Freehold

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Elmstead Road, Erith

Spacious concrete construction built three bedroom semi detached house located in a cul-de-sac with the added benefits of two receptions, first floor shower room and detached garage.

Property Features

- Council Tax: C
- EPC Rating: E
- Two reception rooms
- Three good sized bedrooms
- Double glazing and gas central heating
- 100' Rear garden
- 15'9 Detached garage
- Outbuilding with workshop, WC and storage area



Interior

Porch Double glazed sliding porch door with windows to either side. Tiled flooring.

Entrance Hall Part glazed entrance door. Radiator. Carpet. Storage cupboard. Understairs storage cupboard.

Lounge 3.86m x 3.7m (12'8" x 12'2") Double glazed bay window to front. Electric fireplace. Radiator. Carpet. Part glazed double doors to dining room.

Dining Room 2.95m x 2.57m (9'8" x 8'5") Double glazed sliding door to sun room. Radiator. Carpet.

Sun Room 2.57m x 2.5m (8'5" x 8'2") Windows to sides and rear. Double glazed double doors to garden. Radiator. Tiled flooring.

Kitchen 2.92m x 2.8m (9'7" x 9'2") Double glazed window to rear and double glazed door to garden. Range of wall and base units with work surfaces over. Stainless steel sink unit with separate taps. Tiled splashback. Plumbing for washing machine. Combi boiler. Carpet.

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

Bedroom 1 4.5m x 2.97m (14'9" x 9'9") Double glazed bay window to front. Radiator. Carpet.

Bedroom 2 3.25m x 2.92m (10'8" x 9'7") Double glazed window to rear. Radiator. Carpet.

Bedroom 3 2.36m x 2.3m (7'9" x 7'7") Double glazed window to front. Radiator. Built in cupboard. Carpet.

Shower Room 2.26m x 2.06m (7'5" x 6'9") Two opaque double glazed windows to side. Three piece suite comprising: Shower unit with mixer shower over, tiled walls and glass door, pedestal wash hand basin and low level wc. Airing cupboard. 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

Front Garden Mainly laid to lawn. Concrete path to entrance.

Rear garden Mainly laid to lawn with range of trees and plants to border. Patio area. Gated side access. Outbuilding.

Outbuilding Workshop 2.26m x 1.52m (7'5" x 5') WC 1.63m x 1.52m (5'4" x 5') Storage area 0.84m x 1.52m (2'9" x 5')

Detached Garage 4.8m x 2.29m (15'9" x 7'6") Up and over door. Power and light.

Parking Off street parking for one vehicle.

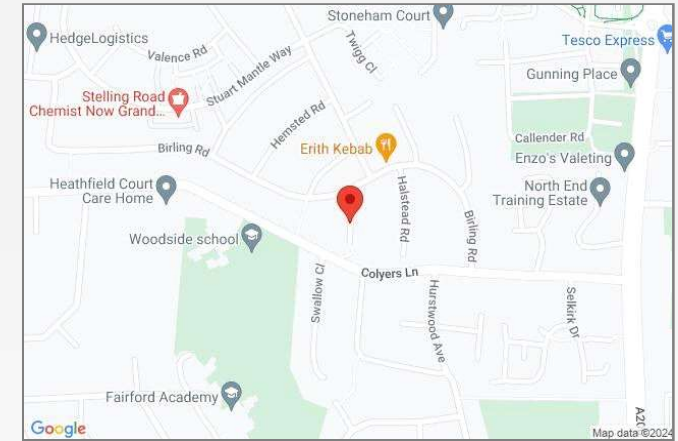
Additional Information

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

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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