



£400,000

Erith Road, Northumberland Heath, Erith, DA8 3NJ

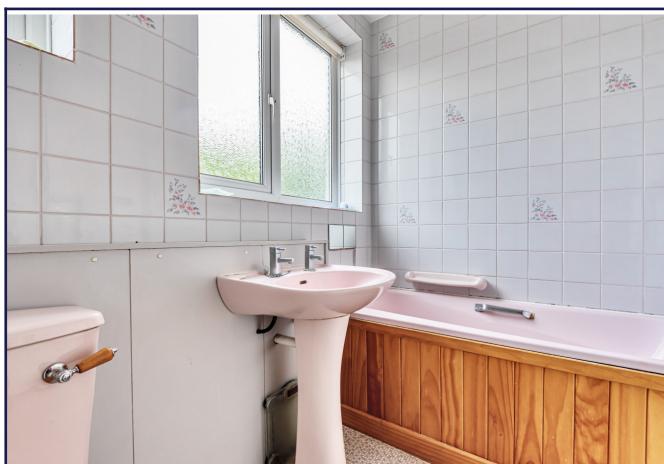
Chattertons
Est. 1893

3 Bedroom end terrace house

An extended end of terrace house with large detached garage and parking.

The property is situated within easy reach of Barnehurst railway station and shops at Northumberland Heath.

The accommodation comprises three double bedrooms, ground floor bathroom/w.c, open plan spacious lounge, and extended fitted kitchen.



- Vacant possession
- Three double bedrooms
- Ground floor bathroom/wc with separate shower
- Large lounge
- Extended fitted kitchen

Entrance Porch

Double glazed entrance door, double glazed windows

Entrance Hall

Double glazed front entrance door, double glazed windows to side, radiator, carpet, built in cupboard

Lounge 22' 5" x 11' 2" (6.83m x 3.40m)

Double glazed window to front, two radiators, carpet, fireplace, lobby to ground floor bathroom with hot water tank

Kitchen 11' 5" x 8' 9" (3.48m x 2.66m)

Double glazed window to rear, range of base and wall units, fitted work tops, insert sink with mixer taps, low level oven, gas hob, plumed for automatic washing machine, radiator

Landing

Double glazed window to side, access to loft, carpet

- Double glazed windows

- Gas fired central heating

- Fully enclosed entrance porch

- Carpets fitted

7 Detached garage

Bedroom 1 17' 4" x 9' 4" (5.28m x 2.84m)

Double glazed window to front, radiator, carpet

Bedroom 2 12' 8" x 8' 6" (3.86m x 2.59m)

Double glazed window to rear, radiator, carpet

Bedroom 3 9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed window to rear, radiator, carpet

Ground floor bathroom

Two double glazed windows to rear, pedestal wash hand basin, close coupled w.c suite, shower cubical with Triton Electric shower

Garden 45' 0" x 24' 0" (13.72m x 7.32m)

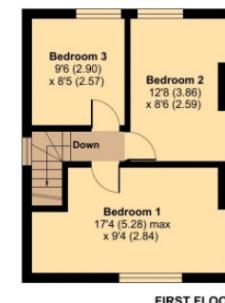
Laid to lawn, paved patio, outside tap





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Approximate Area = 999 sq ft / 92.8 sq m
Garage / Storage = 243 sq ft / 22.5 sq m
Total = 1242 sq ft / 115.3 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ricscom 2022.
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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