



Scarlet Road, Erith, DA8 2FE  
Guide price £550,000 Freehold

 4  3  1  B

The Homes Group are delighted to offer this beautifully presented 10 year old four bedroom semi-detached house located on the popular Ratio development which is situated close to Slade Green Station.

The impressive accommodation is arranged over three floors and comprises of an entrance hall, cloakroom, a 15'6 x 11'2 living room and an 18'2 x 9'3 fitted kitchen/diner on the ground floor. There are three bedrooms, one with an en-suite shower room plus a bathroom on the first floor and the 19'5 x 14'8 master bedroom with en-suite shower room on the second floor.

There is a low maintenance garden to the rear with patio area and artificial lawn and there are two parking spaces directly in front of the property.

All four bedrooms benefit from built in wardrobes and all living and bedroom areas have wooden shutters to the windows plus the house has air-conditioning units in the Kitchen and the main bedroom.

Please note that there is a Development service charge of approximately £175 which is paid every six months. Details to be verified by the vendors solicitors.

**Entrance Hall**

20'6 x 7'7 (6.25m x 2.31m)

**Living Room**

15'6 x 11'2 (4.72m x 3.40m)

**Ground Floor Cloakroom**

7' x 4'8 (2.13m x 1.42m)

**Kitchen/Diner**

18'2 x 9'3 (5.54m x 2.82m)

**Landing**

14'8 x 7'3 (4.47m x 2.21m)

**Bedroom Two**

10'10 x 10'3 (3.30m x 3.12m)

**En-Suite Shower Room**

**Bedroom Three**  
11' x 8'7 (3.35m x 2.62m)

**Bedroom Four**

10'4 x 7' (3.15m x 2.13m)

**Family Bathroom**

6'8 x 6'3 (2.03m x 1.91m)

**Bedroom One**

19'5 x 14'8 (5.92m x 4.47m)

**En-Suite Shower Room**

10'9 x 6' (3.28m x 1.83m)

**Rear Garden**

34' (10.36m)

**Parking**

**Tenure - Freehold**

**Council Tax - Band D**

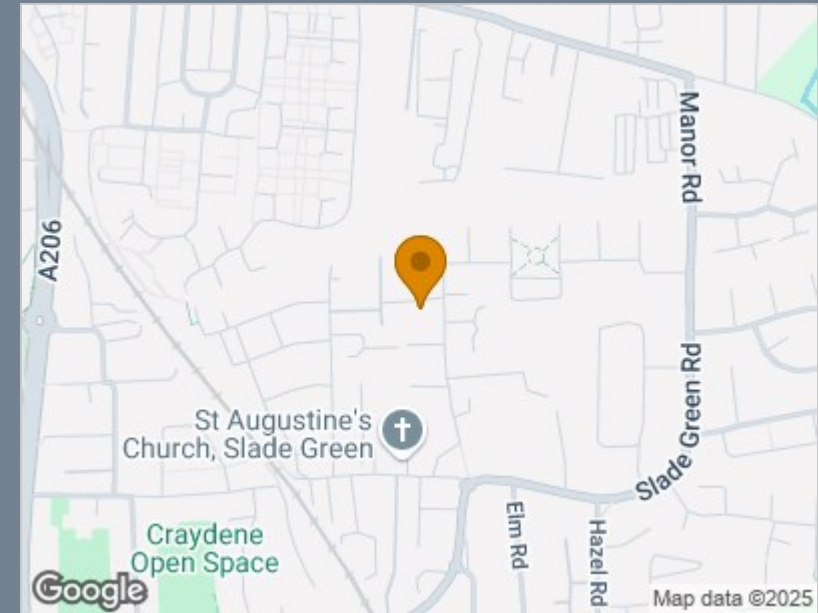
**Development Service Charge**







Total area: approx. 133.8 sq. metres (1439.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>89</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.