



2 Bedroom older style terrace house located in a cul de sac within convenient distance of Erith town centre, transport links and Zone 6 station which should prove an ideal first/family purchase.

£325,000




Hazell Holland
SALES & LETTINGS

11 Vickers Road
Erith
Kent
DA8 1PH

Entrance Hall

Opaque part glazed wooden entrance door. Radiator. Carpet. Coved ceiling.

Through Lounge

26' to bay x 11'7 narrowing to 10'7 (7.92m to bay x 3.53m narrowing to 3.23m)
Double glazed bay window to front and double glazed window to rear. Carpet. Two radiators. Under stair storage cupboard. Fire surround. Door to kitchen.

Kitchen

11'2 x 7'7 (3.40m x 2.31m)
Window to side. Range of wall and base units with work surface over. Stainless steel sink unit with mixer tap. Tiled splash back. Gas cooker point. Plumbing for washing machine. Space for fridge freezer. Extractor. Vinyl flooring. opaque part double glazed door to garden.

Landing

Access to loft. Carpet.

Bedroom 1

14'3 x 11'0 (4.34m x 3.35m)
Two double glazed windows to front. Carpet. Radiator. Textured ceiling.

Bedroom 2

11'9 x 9'2 (3.58m x 2.79m)
Double glazed window to rear. Carpet. Radiator. Textured ceiling.

Bathroom

11'8 x 8'0 (3.56m x 2.44m)
Opaque double glazed window to rear. Three piece white suite comprising: Panelled bath with mixer tap, low level wc and wash hand basin with vanity under. Vinyl flooring. Storage cupboard housing boiler. Radiator.

Rear Garden

55' (16.76m)
Patio area and with pathway to rear. Artificial grassed area. Metal shed to rear. Gated rear access. Outside tap.



2



1



1



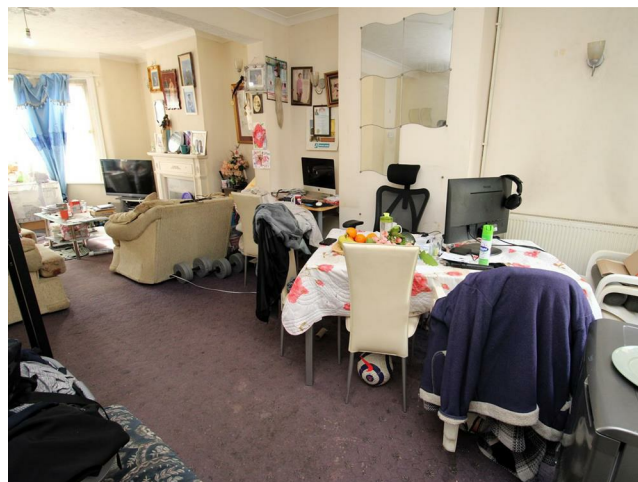
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Positioned in a cul de sac on Vickers Road, Erith, Hazell Holland welcome this delightful mid-terrace Victorian home offering a perfect blend of character and modern convenience. Built in 1900, the property boasts two spacious double bedrooms, making it an ideal choice for first time buyers, small families, or those seeking a comfortable space to call home.

With a total area of 861 square feet, the house features a welcoming through lounge room that provides a warm and inviting atmosphere for relaxation or entertaining guests. The well-appointed first floor bathroom adds to the practicality of the home, ensuring that all essential amenities are readily available.

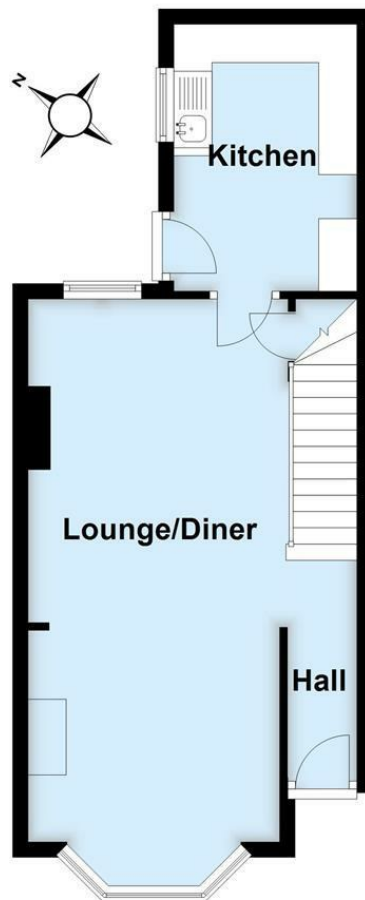
Situated within convenient distance of Erith town centre, residents can enjoy easy access to a variety of shops, cafes, and local services. For those who commute, the nearby Erith station, located in zone 6, offers excellent transport links, including connections to Abbey Wood's Elizabeth Line, making travel to central London and beyond both convenient and efficient.



This Victorian gem is not only a comfortable living space but also a fantastic opportunity to embrace the vibrant community of Erith. Whether you are looking to invest in your first home or seeking a charming residence in a well-connected area, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



First Floor

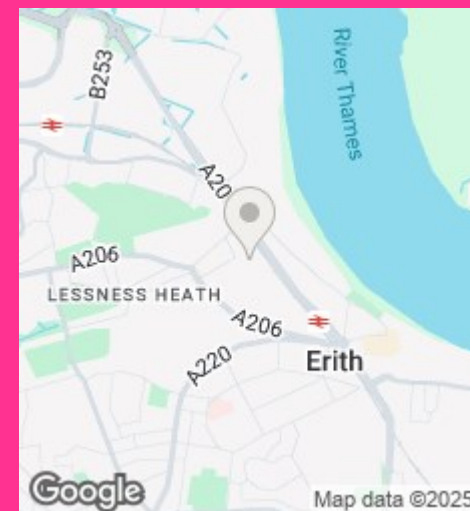
Approx. 39.9 sq. metres (429.0 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 57 | 78 |
| England & Wales <small>EU Directive 2002/91/EC</small> | | |



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