



76A Riverdale Road, Erith, Kent, DA8 1PX

- Stunning condition throughout
- Long lease over 120 years
 - Two bedrooms
- Modern kitchen and bathroom
 - Floor Area: 492 sq ft
- Ground floor property
 - Own rear garden
- Good size open plan lounge/dining room
 - Call Hunters to view
 - EPC Rating: D

Guide Price £270,000

HUNTERS®

HERE TO GET *you* THERE

**** GUIDE PRICE: £270,000 - £290,000 ****

Hunters estate agents are delighted to offer to the market, this **STUNNING** two bedroom ground floor flat, the property has been completely refurbished by the current owners leaving no stone unturned, they have even re insulated and sound proofed the ceilings making this a very quiet and peaceful place to live.

The property is located on Riverdale Road, which is a popular location giving easy access to local shops, schools, Franks Park, which is a great place to walk the dog and also local transport, including Belvedere Train Station which is one stop away from the new **ELIZABETH LINE!**

The accommodation on offer comprises of an entrance hall with a good size storage cupboard, the main bedroom is to the front of the property, this is a good size room which is bay fronted, the second bedroom is a single room.

The lounge/dining room is a great size room, this also has a feature bay window adding more space to the room as well as character, you can also access the garden from here or if preferred use this as the main entrance to the property.

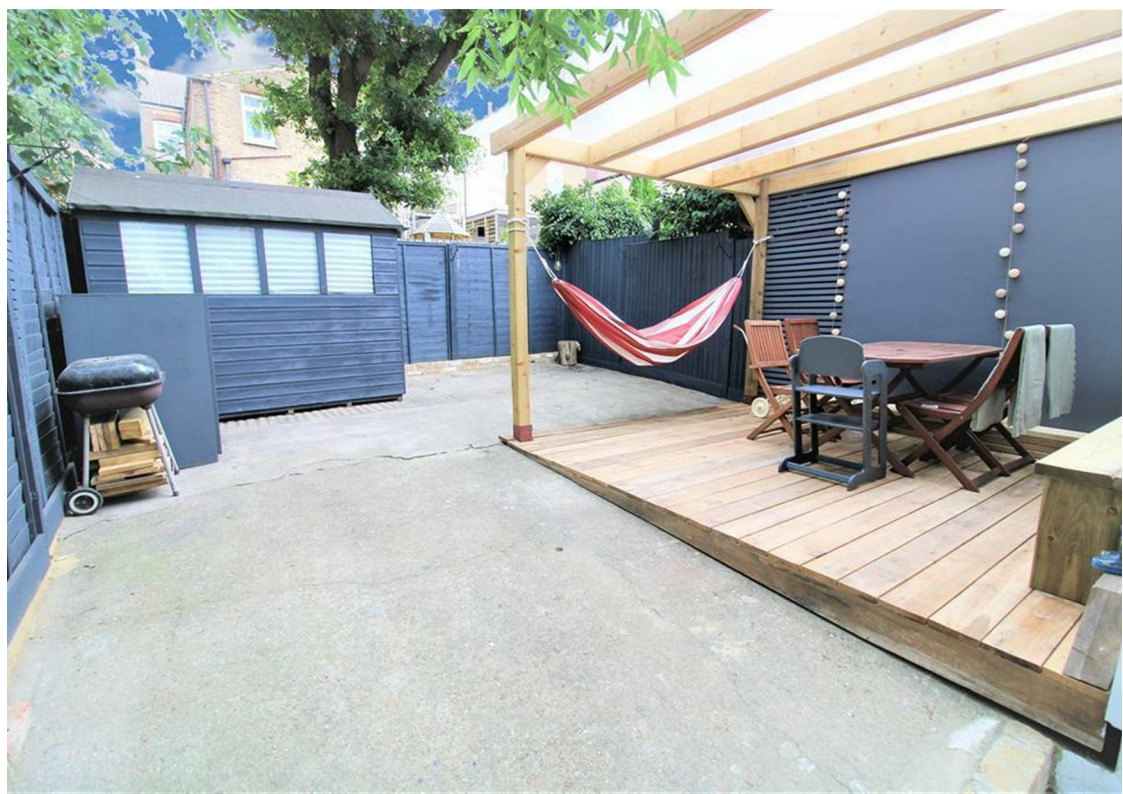
Both the kitchen and bathroom have been updated with a modern finish.

Externally there is a small front garden and as mentioned your own rear private garden, this has side access as well as a lovely modern decking area with built in cover allowing you to relax in the garden all year round.

If all this wasn't enough the property also benefits from having a good lease which is over 120 years!

This really is a great property and I'm confident the first to view will buy, so if you're looking for your first home, downsizing or maybe looking for an investment then don't miss out on this one and **CALL HUNTERS TODAY** to arrange your viewing!





Ground Floor
Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 45.8 sq. metres (492.8 sq. feet)

Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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