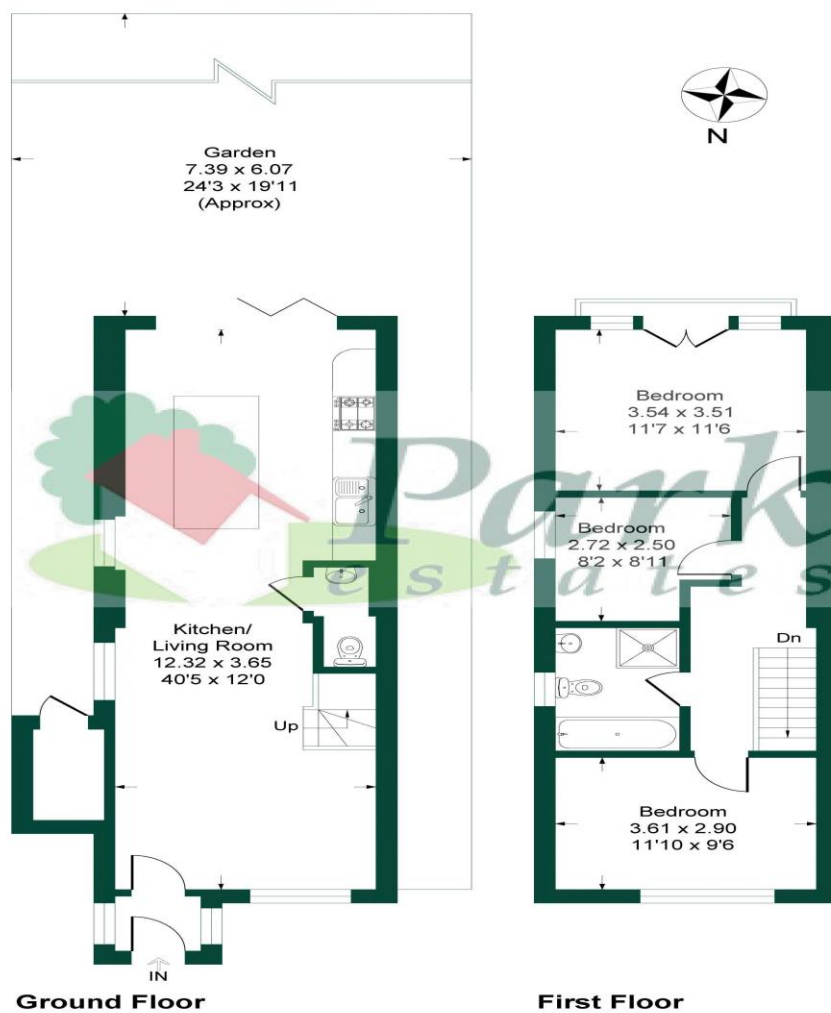




Erith Road, DA7

Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 78 C | 89 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Deceptively spacious three bedroom detached house, which has been completely rebuilt by the current vendors to create a beautifully modern family home. Nicely set back from the road, externally the property offers off street parking for six cars on the driveway and a low maintenance garden to the rear. Accommodation comprises of entrance porch, open plan luxury fitted kitchen / dining and living area and a ground floor wc. To the first floor there is a bathroom and three well proportioned bedrooms - two of which have vaulted ceilings. The property is conveniently located for all popular local amenities including walking distance of Broadway shopping center, selection of restaurants, bars, selection of good schools including Townley & BETHS Grammer, Barnehurst station and all other transport links. Additional benefits to note include double glazing, bi-folding doors, gas central heating, Amtico flooring, shutter blinds, integral appliances and no chain. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: C

