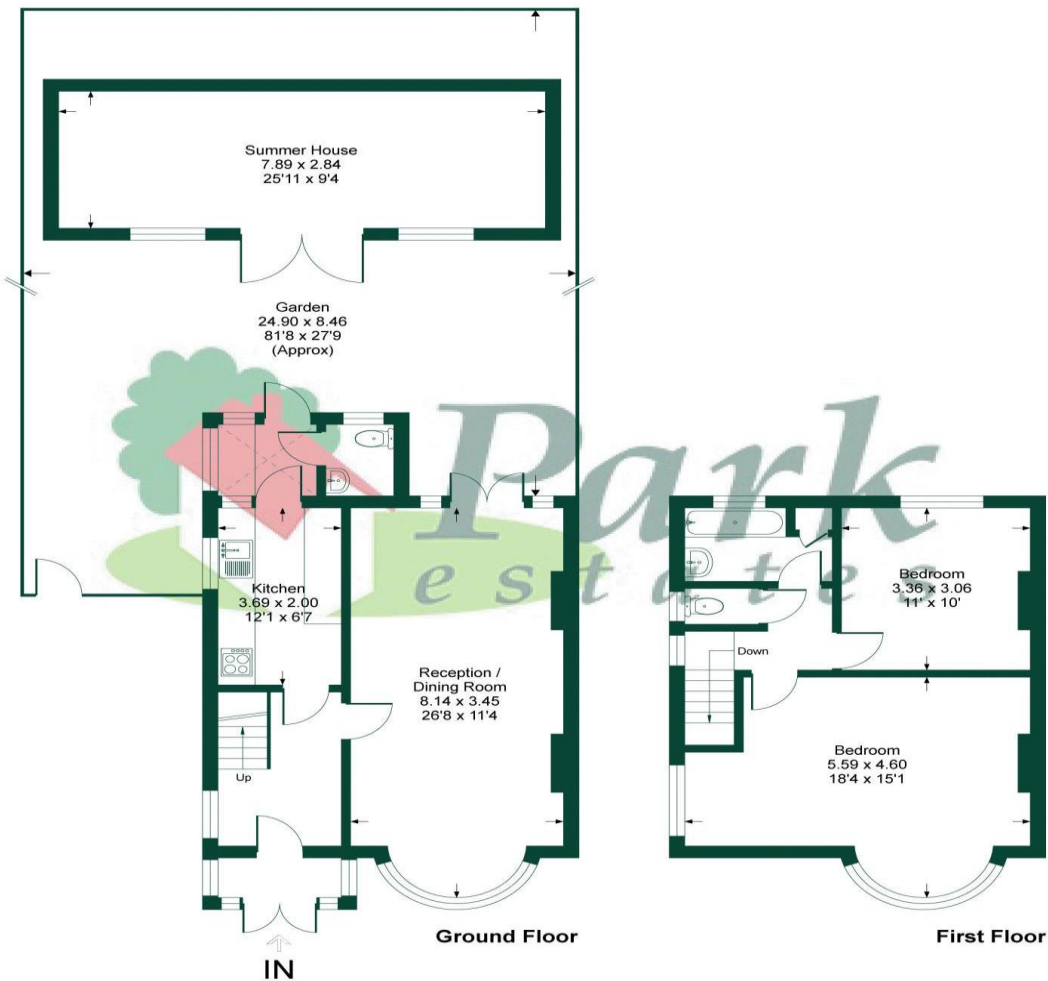




Elm Grove, DA8

Approximate Gross Internal Area = 89 sq m / 961 sq ft
Approximate Outbuilding Internal Area = 22 sq m / 241 sq ft
Approximate Total Internal Area = 111 sq m / 1202 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		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Park Estates are pleased to offer onto the market this character two bedroom semi detached house, (originally built as a three bedroom, which could easily be converted back). Located in the much sought after Lesney Park area, within walking distance of Erith Station, Northumberland Heath Station and popular local schools. An ideal family home, the property offers potential to extend subject to relevant planning consent, with current accommodation comprising of entrance hall, one reception room, fitted kitchen, separate utility room and a ground floor wc. To the first floor there is a wc and separate bathroom and two double bedrooms. Additional benefits to note include double glazing, gas central heating, off street parking and a large rear garden with summerhouse. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: D

