



Lesney Park Road, Erith



Harpers & Co



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Erith

3 BEDROOM DETACHED HOUSE WITH HUGE POTENTIAL TO EXTEND (STPP) | RECEPTION & DINING ROOM | FULLY FITTED KITCHEN | GROUND FLOOR WC | 2 DOUBLE & 1 SINGLE BEDROOM | FAMILY BATHROOM | STUNNING 154' REAR GARDEN | LARGE DRIVEWAY TO FRONT FOR SEVERAL VEHICLES | CLOSE PROXIMITY TO LOCAL SCHOOLS & STATION | WITHIN EASY REACH OF THE ELIZABETH LINE

*Chain Free
Potential to extend*

Property Summary

3 Bed detached house with large front drive and beautiful mature rear garden with modern interior with massive potential. Located in one of the best roads in the area, and within a 5 min journey from Erith to Abbeywood with excellent access to the new Elizabeth Line with direct trains into central London. This estate would make a wonderful family home and can be extended subject to planning to make a very large house.

Harpers and Co are delighted to present this unique and very well designed 3 bed detached house on one of the areas most favoured roads. The house occupies a large plot and the interior has a good size reception room, dining room, new kitchen, ground floor WC and 3 double bedrooms on the first floor with a family bathroom. The house is well designed and neatly decorated. The unique aspect of the house is that it can be extended to perhaps double its size as a precedent has been set with the neighbouring properties that have all been extended. subject to planning. This estate has large front drive and even bigger rear garden with a variety of fruit trees (apple & Victoria plum trees) and mature plants and flowers throughout.

SEE THE VIDEO for the potential this estate holds and book a viewing through Harpers & Co today.



Accommodation

Driveway

Gravel driveway for several vehicles, lawn area, outside light, side access to rear garden.

Entrance Hall

Door and window to front, carpet, pendant light to ceiling, stairs to first floor, under stairs cupboard, door to WC.

Reception room 22' 6" x 15' 1" (6.87m x 4.60m)

Double glazed window to front with curtains, pendant light to ceiling, carpet, vertical radiator, feature fireplace (untested), multiple power points.

Dining room

Double glazed window and door to rear garden, carpet, pendant light to ceiling, radiator, multiple power points.

Kitchen 11' 10" x 9' 6" (3.60m x 2.90m)

Double glazed door and window to rear garden, spotlights to ceiling, tiled flooring, range of fitted wall and base units with work surface over, integrated electric oven, gas hob and extractor, stainless steels sink unit and drainer, plumbed for washing machine, space for fridge freezer, part tiled walls, multiple power points.

Ground floor WC

Frosted double glazed window to side, tiled flooring, light to ceiling, low level wc, wash hand basin.

Landing

Carpeted, pendant light to ceiling, large storage cupboard.

Bedroom 1 11' 10" x 11' 6" (3.60m x 3.50m)

Double glazed window to front, pendant light to ceiling, skirting, carpet, radiator, multiple power points.

Bedroom 2 15' 2" x 9' 6" (4.63m x 2.90m)

Double glazed window to rear, pendant light to ceiling, skirting, carpet, radiator, multiple power points.



Bedroom 3 7' 9" x 6' 9" (2.37m x 2.05m)

Double glazed window to front, pendant light to ceiling, skirting, carpet, radiator, multiple power points.

Bathroom

Frosted double glazed window to rear, tiled flooring, part tiled walls, low level WC, vanity wash hand basin, panelled bath with shower attachment over and glass screen, heated towel rail, wall mounted mirrored unit.

Rear garden 154' 2" x 39' 4" (47m x 12m)

Spectacular large 154' manicured garden. This garden is filled with a variety of fruit trees (apple & Victoria plum trees), mature plants and flowers. Patio area with outside lighting and tap.

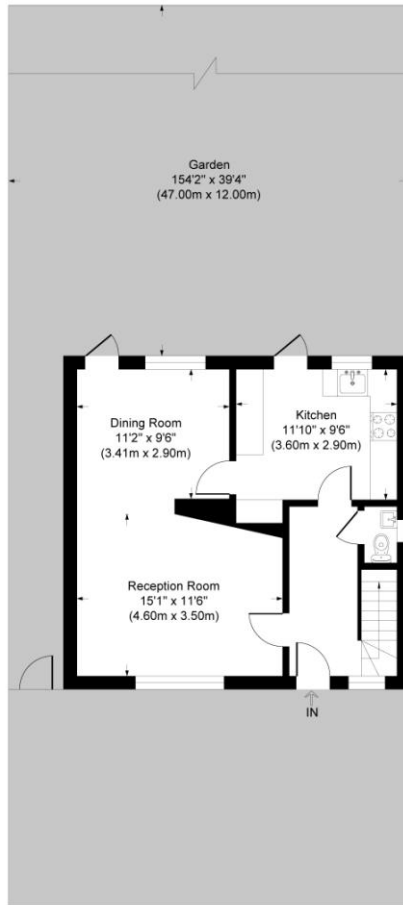
Approximate Gross Internal Area

Ground Floor = 49.1 sq m / 529 sq ft

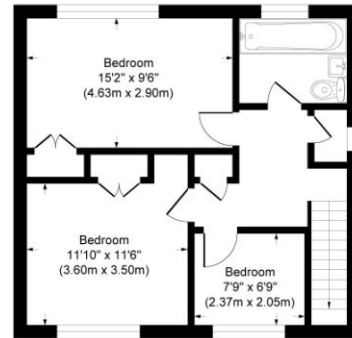
First Floor = 49.1 sq m / 529 sq ft

Total = 98.3 sq m / 1059 sq ft





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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