



**Collindale Avenue, Erith**  
**Price Guide £415,000 Freehold**



GUIDE PRICE £415,000 - £425,0000

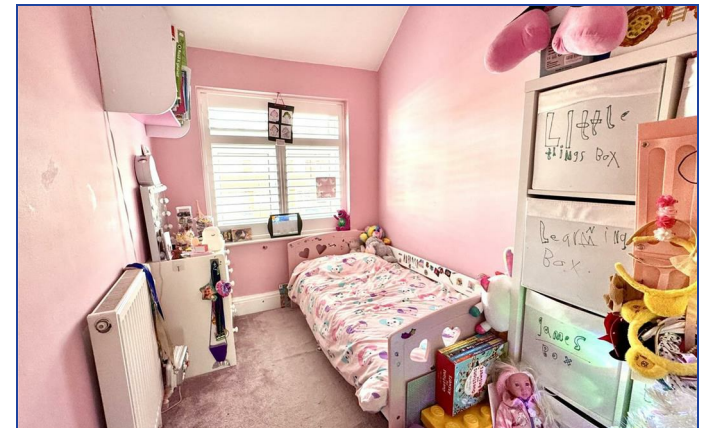
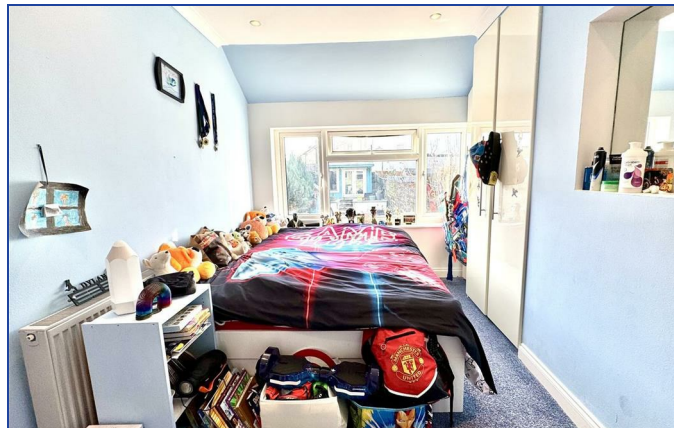
Parris Residential is delighted to offer this amazing three-bedroom 1930s terrace house with off-street parking for two vehicles, 80' approx rear garden with cabin room, plus a loft room. The property is presented to a high standard and benefits from having a recently fitted gloss white kitchen with a built-in oven & hob. There are also shutters to the front windows and bifold doors from the kitchen, breakfast room, leading to the rear garden. The garden room is a real selling feature and an ideal work-from-home space or gym room. The huge loft room also offers natural light via the Velux windows and is boarded and carpeted. Your inspection is highly recommended.

EPC Band C | Council Tax band D | Freehold





| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         | <b>90</b>                                      | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         | <b>71</b>                                      | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



hallway 15'8 x 4'9 (4.78m x 1.45m)

living room 16'2 plus bay x 9'9 (4.93m plus bay x 2.97m)

kitchen breakfast room 15'1 x 10'8 (4.60m x 3.25m)

landing

bedroom one 15'3 inc bay x 9'1 (4.65m inc bay x 2.77m)

bedroom two 13'0 x 9'5 (3.96m x 2.87m)

bedroom three 8'5 x 5'9 (2.57m x 1.75m)

loft room 15'3 x 11'6 (4.65m x 3.51m)

bathroom 7'6 x 5'5 (2.29m x 1.65m)

rear garden 80' approx (24.38m approx)

garden cabin 14'0 x 10'7 (4.27m x 3.23m)

off street parking to front



6 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Tel: 020 8303 4224

Email: [enquiries@parrisresidential.co.uk](mailto:enquiries@parrisresidential.co.uk)

Website: [www.parrisresidential.co.uk](http://www.parrisresidential.co.uk)

