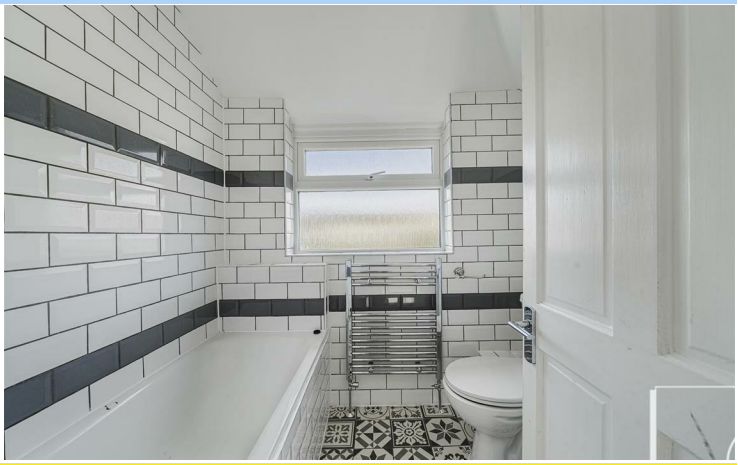
Sealeys Walker Jarvis

71, Northumberland Park,

Asking Price £400,000

D

- 3 Bedroom, Extended Home
- Popular Location, Off Road Parking
- Room For Further Extension
- No Onward Chain



71 Northumberland Park, Erith, Kent, DA8 1HG

DESCRIPTION

Sealeys Walker Jarvis are pleased to offer this three bedroom semi-detached house in the popular Northumberland Park area of Erith, offered with no onward chain.

The accommodation comprises a living room, dining area, conservatory and kitchen to the ground floor. Upstairs are three bedrooms, two of which are doubles, and a family bathroom.

Externally, there is off-road parking to the front and a rear garden. The property also offers potential for further extension to the side and rear, subject to the necessary planning permission and building regulations.

Ideally located within easy reach of local schools, shops and Erith Railway Station. Viewing is recommended.

LOCAL AUTHORITY

London Borough of Bexley

COUNCIL TAX

Band - D

IDENTITY VERIFICATION/CUSTOMER DUE DILIGENCE FEE

As part of our obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all prospective purchasers are required to complete identity and customer due-diligence checks.

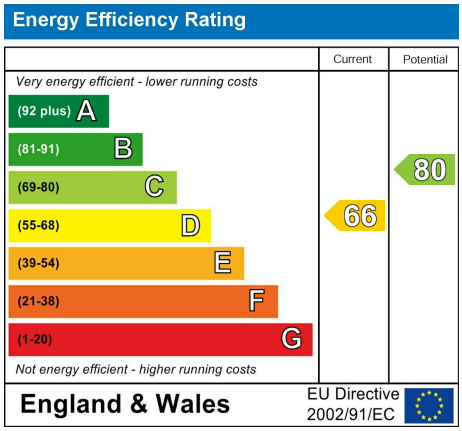
We use a specialist third-party provider to carry out these checks on our behalf. The cost of this service is £60 (including VAT) per individual purchaser, or £120 (including VAT) where the purchaser is a company.

This charge is payable by the purchaser following acceptance of an offer and before the Memorandum of Sale is issued. The charge is a fee for the identity verification/customer due-diligence service and is separate from any legal or conveyancing fees.

The fee is non-refundable once the verification service has been carried out.

Northumberland Park, Erith, Kent, DA8

Approximate Gross Internal Area 84.0 sq m / 905 sq ft



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The Property Ombudsman
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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.