



48, Swanton Road, Erith DA8 1LP
Guide Price £425,000 - £450,000



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Chain free and situated within a popular road on the Bexleyheath / Erith borders, this property is ideally positioned just a short walk from both The Pantiles and Nuxley Village. Residents benefit from convenient access to a selection of shops, restaurants, bars, well regarded local schools, and excellent transport links including the Superloop service to Abbey Wood / Elizabeth Line. The property requires complete modernisation throughout but offers a wealth of potential to extend (subject to the relevant planning permissions) or refurbish to create an ideal family home. The current accommodation comprises an entrance hall, one reception room, lean to, and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is a large secluded rear garden and front garden that has potential to create off street parking. Additional benefits to note include double glazing, gas central heating and garage

Local Authority: Bexley
Council Tax Band: D

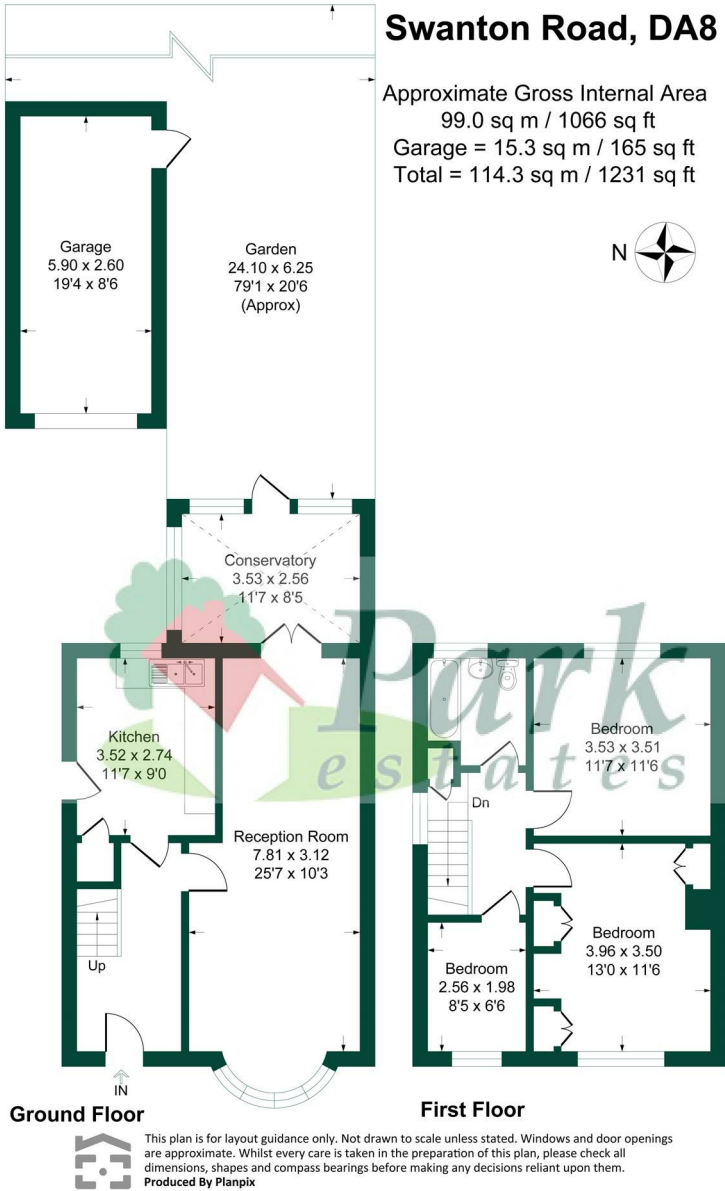


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.