

FREEHOLD



House - Semi-Detached (EPC Rating: D)

## 67 PARK CRESCENT, ERITH, DA8 3EA

Guide price

**£525,000**

**Westwood**  
PROPERTY SERVICES

3 1 2 D

# 3 Bedroom House - Semi-Detached located in Erith

GUIDE PRICE £525,000 - £550,000 Positioned on the tree-lined and ever popular Park Crescent we are delighted to offer for sale this immaculately presented three bedroom semi-detached family home. Having been extremely well looked after the accommodation comprises entrance hall, bay fronted living room measuring 15' x 13'9, dining room with french doors to the garden, fitted kitchen, three good sized first floor bedrooms, modern bathroom suite plus a separate WC. The south-facing rear garden is mainly laid to lawn with access to the garage and to the front there is a good size driveway. Additional points of particular note include double glazing, gas central heating, no forward chain and potential to extend STPP. Close to many local amenities and a short walk to Erith Train Station an internal viewing is highly advised.

## Entrance Hall

Double Glazed UPVC front door, stairs to first floor, double glazed window to front and LVT style flooring.

## Reception Room

14'11" x 13'8"

Double glazed bay window to front, coved ceiling, picture rail, feature fireplace, radiator and carpet.

## Dining Room

12'0" x 12'0"

Double glazed patio door to garden, picture rail, serving hatch to kitchen, radiator and laminate flooring.

## Kitchen

9'4" x 7'7"

Double glazed window to front, range of wall and base units, serving hatch to dining room, space for fridge freezer, integrated electric oven and grill, electric hob, space for washing machine, tiled walls and flooring.

## Landing

Double glazed window to side, loft access and carpet.

## Bedroom One

15'5" x 12'7"

Double glazed bay window to front, picture rail, radiator and laminate flooring.

## Bedroom Two

12'0" x 11'5"

Double glazed window to rear, picture rail, radiator and laminate flooring.

## Bedroom Three

7'2" x 7'2"

Double glazed bay window to front, picture rail, radiator and laminate flooring.

## Upstairs Bathroom

Double glazed frosted window, bath tub with mixer tap and shower over, wash hand basin, wall tiling and vinyl flooring.

## Separate WC

Window to rear, Low-level WC and tile flooring.

## South-Facing Rear Garden

60'2" x 29'9"

Mainly laid to lawn, access via garage, fencing and mature plants and shrubs.

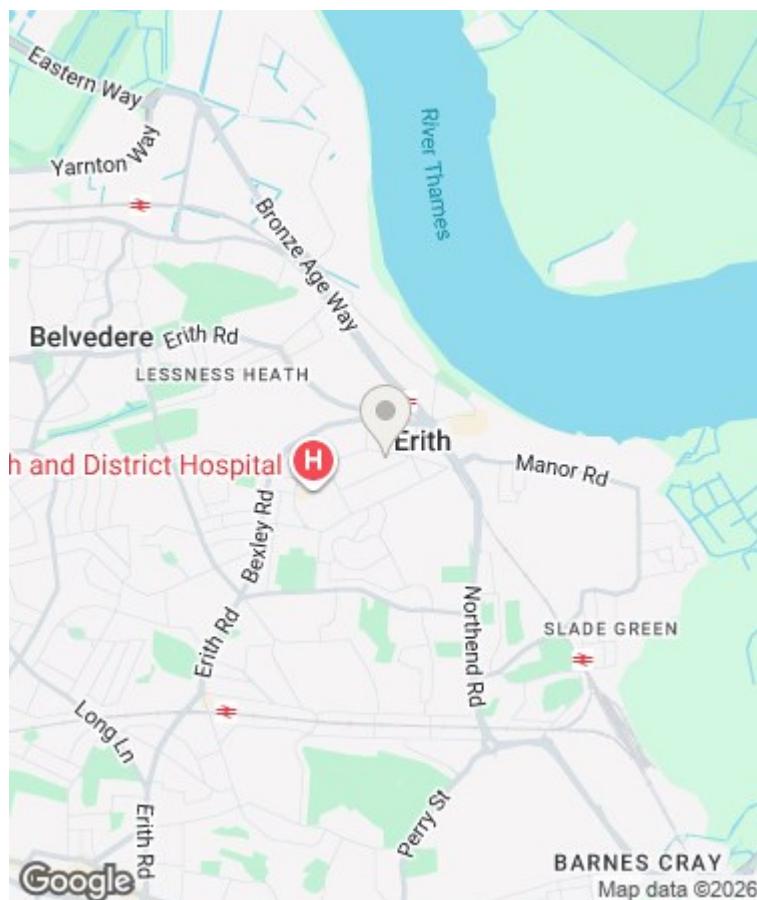
## Garage

16'10" x 7'7"

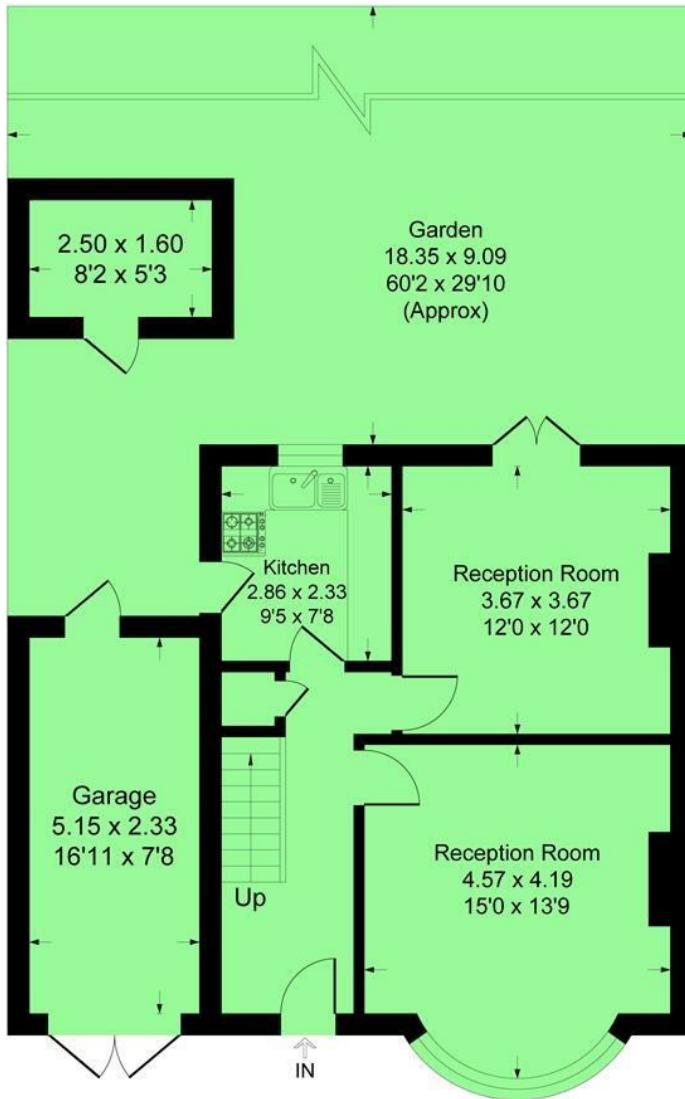
## Garden Storage

## Driveway

Driveway to front.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH



**Ground Floor**



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

## Park Crescent, DA8

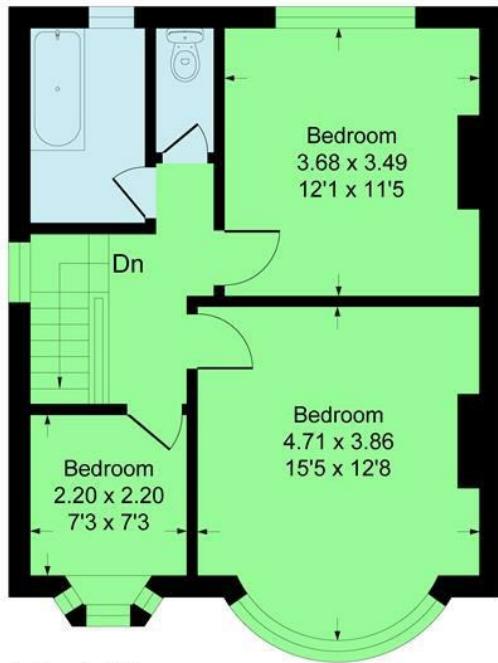
Approximate Gross Internal Area

96.1 sq m / 1035 sq ft

Garage = 11.9 sq m / 129 sq ft

Outbuilding = 4.0 sq m / 43 sq ft

Total = 112.0 sq m / 1207 sq ft



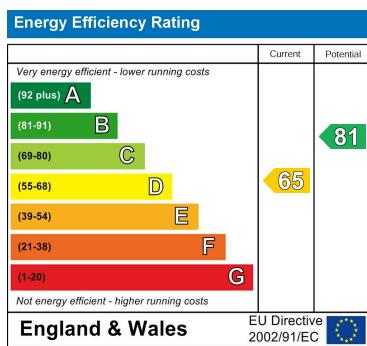
**First Floor**



Council Tax Band

**E**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.