



Erith Road, , DA17 6HS  
Guide price £280,000

The   
Property Cloud



GUIDE PRICE £280,000 - £300,000. NO FORWARD CHAIN. Positioned on the Borders of Belvedere & Erith, providing easy access for bus routes & LOCAL SHOPS is this 1930's SEMI DETACHED, TWO BEDROOM BUNGALOW. The property in our opinion requires some minor updating but offers bags of potential. The lounge is open to the Kitchen, perfect for when family or friends are visiting, the two bedrooms are both doubles and the garden offers superb views. Additionally, the property has potential for off road parking stpp. Viewings come HIGHLY RECOMMENDED on this bungalow to fully appreciate all that is on offer.

**Porch**

Laminate flooring. Alarm panel. Door to Lounge.

**Lounge**

13'10" into bay x 13'5" (4.24 into bay x 4.11)  
Laminate flooring. Double glazed window to front. Radiator. Telephone point. Open to Kitchen. Door to Bedroom Two.

**Kitchen**

11'11" x 8'10" (3.64 x 2.70)  
Vinyl flooring. Double glazed

window to side. Frosted double glazed door to Lean to. Matching range of wall and base units with work top over and tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Gas hob with extractor over. Integrated electric oven. Space for Fridge. Cupboard housing boiler.

**Lean to**

6'9" x 6'0" (2.08 x 1.85)  
Tiled flooring. Power & lighting. Plumbed for washing machine. Door to Garden.

**Hall**

Laminate flooring. Radiator. Airing cupboard. Door to Bathroom & Master Bedroom.

**Master Bedroom**

11'11" x 8'10" (3.64 x 2.70)  
Carpeted. Double glazed window to rear. Radiator.

**Bedroom Two**

11'11" x 10'0" (3.65 x 3.06)  
Carpeted. Double glazed window to rear. Radiator.

**Bathroom**

8'9" x 5'4" (2.69 x 1.63)  
Vinyl flooring. Frosted double glazed window to rear. Panelled bath with mixer tap shower attachment. Electric power shower over. Pedestal wash hand

basin. Low level WC. Fully tiled walls.

### **Garden**

Patio area. Outside tap. Lawn area. Timber shed. Side access.

### **Additional Information**

#### TENURE

Freehold.

#### COUNCIL TAX

Bexley Council - Band D.

#### COMMUTING

Belvedere Station - 0.9 Miles.

Erith Station - 0.9 Miles -

Accessible via 99 Bus route from Erith Road.

#### LOCAL AREA

Erith Town Centre & Riverside

Shopping Centre - 0.9 Miles -

Accessible via 99 Bus route from

Erith Road. Providing an array of

shops businesses & restaurants.

Nuxley Village - 0.6 Miles -

Accessible via 99 Bus route from

Erith Road. Providing an array of

shops businesses & restaurants.

### **Disclaimer**

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings.

Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



Erith Road, Belvedere, Kent, DA17 6HS



Total Approx Floor Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/29/EC	
England & Wales		England & Wales	