



THE
HOMES
GROUP



West Street, Erith, DA8 1AG

Offers in excess of £400,000 Freehold



The Homes group are delighted to present this three bedroom extended Victorian style semi-detached house which has a great blend of original features and modern living boasting spacious living areas and bedrooms, a 55' x 30' garden, its own driveway and is situated within close proximity of Erith Town centre and Railway Station.

On the ground floor, the flexible accommodation comprises of an entrance hall with stairs up to the first floor, a 14'6 x 11'10 living room, a 12'8 x 11'4 bedroom, a 10'6 x 9'2 dining room, the 12' x 9'10 kitchen which has a lantern style roof window, a 21'6 x 13'2 garden room which overlooks the garden, a utility room and cloakroom.

Upstairs is the 14'5 x 12' main bedroom with an en-suite shower, the 12'8 x 11'3 second bedroom and a 10'7 x 10'5 bathroom complete with roll top bath and walk in double shower cubicle.

Entrance Hall

Living Room

14'6 x 11'10 (4.42m x 3.61m)

Bedroom Three - Ground Floor

12'8 x 11'4 (3.86m x 3.45m)

Dining Room

10'6 x 9'2 (3.20m x 2.79m)

Garden Room

21'6 x 13'2 (6.55m x 4.01m)

Kitchen

12' x 9'10 (3.66m x 3.00m)

Utility Room

6' x 5'3 (1.83m x 1.60m)

Ground Floor Cloakroom

Landing

12'9 x 6'7 (3.89m x 2.01m)

Bedroom One

14'5 x 12' (4.39m x 3.66m)

En-suite Shower

7' x 3'3 (2.13m x 0.99m)

Bedroom Two

12'8 x 11'3 (3.86m x 3.43m)

First Floor Bathroom

10'7 x 10'5 (3.23m x 3.18m)

Rear Garden

55' x 30' (16.76m x 9.14m)

Driveway

Tenure - Freehold

Council Tax - Band D





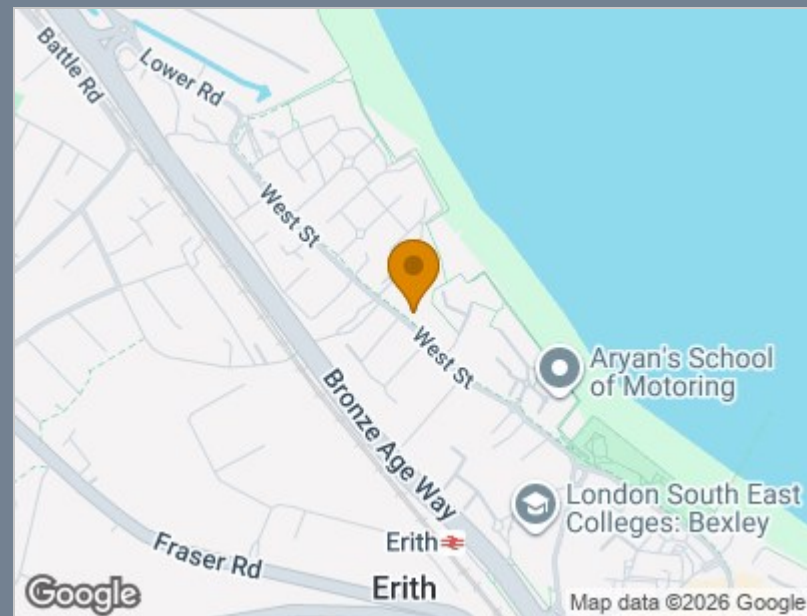
Ground Floor



First Floor



Total area: approx. 149.8 sq. metres (1612.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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