



Scarlet Road, Erith, DA8 2FE
Guide price £550,000 Freehold

The Homes Group are delighted to offer this beautifully presented 10 year old four bedroom semi-detached house located on the popular Ratio development which is situated close to Slade Green Station.

The impressive accommodation is arranged over three floors and comprises of an entrance hall, cloakroom, a 15'6 x 11'2 living room and an 18'2 x 9'3 fitted kitchen/diner on the ground floor. There are three bedrooms, one with an en-suite shower room plus a bathroom on the first floor and the 19'5 x 14'8 master bedroom with en-suite shower room on the second floor.

There is a low maintenance garden to the rear with patio area and artificial lawn and there are two parking spaces directly in front of the property.

All four bedrooms benefit from built in wardrobes and all living and bedroom areas have wooden shutters to the windows plus the house has air-conditioning and an electric vehicle charge point.

Entrance Hall
20'6 x 7'7 (6.25m x 2.31m)

Living Room
15'6 x 11'2 (4.72m x 3.40m)

Ground Floor Cloakroom
7' x 4'8 (2.13m x 1.42m)

Kitchen/Diner
18'2 x 9'3 (5.54m x 2.82m)

Landing
14'8 x 7'3 (4.47m x 2.21m)

Bedroom Two
10'10 x 10'3 (3.30m x 3.12m)

En-Suite Shower Room

Bedroom Three
11' x 8'7 (3.35m x 2.62m)

Bedroom Four
10'4 x 7' (3.15m x 2.13m)

Family Bathroom
6'8 x 6'3 (2.03m x 1.91m)

Bedroom One
19'5 x 14'8 (5.92m x 4.47m)

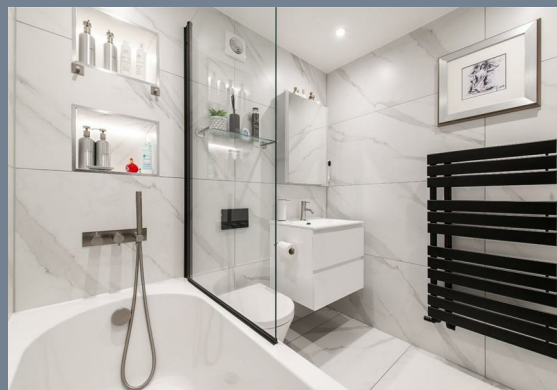
En-Suite Shower Room
10'9 x 6' (3.28m x 1.83m)

Rear Garden
34' (10.36m)

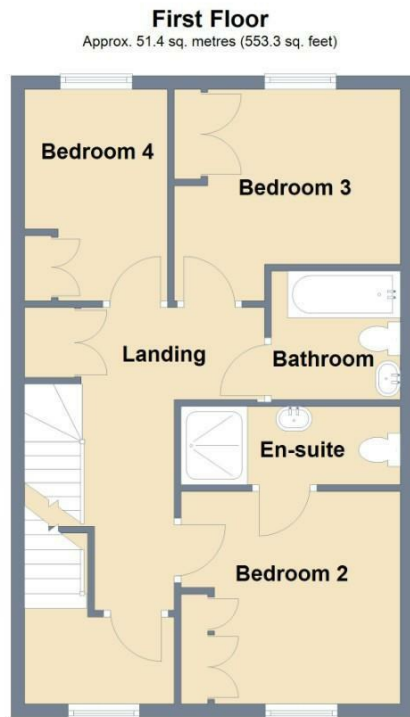
Parking

Tenure - Freehold

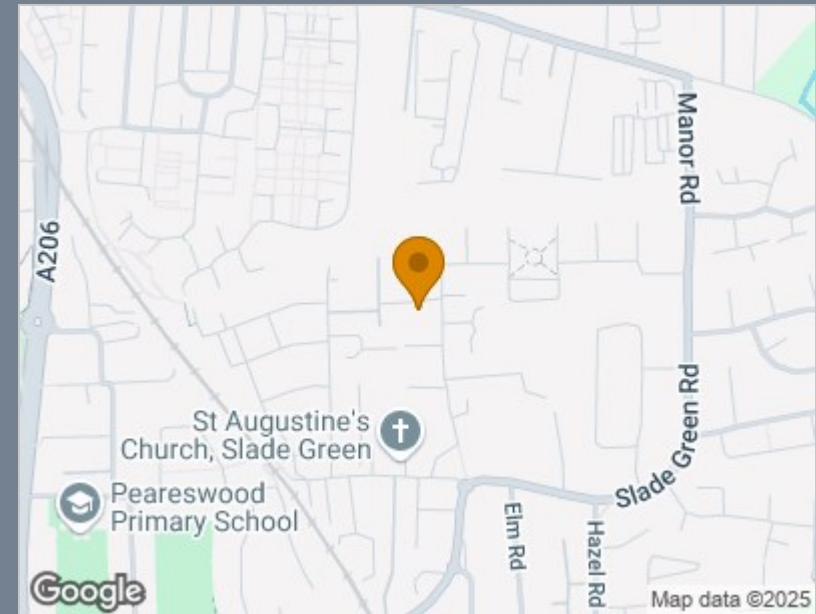
Council Tax - Band D







Total area: approx. 133.8 sq. metres (1439.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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