



Austen Road, Erith
Price Guide £425,000 Freehold



PRICE GUIDE £425,000 - £450,000 Parris Residential is delighted to offer this stunning three-bedroom semi-detached house with off-street parking for two vehicles. The property is presented to a very high standard and features a ground-floor W.C., a double-glazed conservatory, and a fitted shaker-style kitchen in light grey, complete with an integrated washing machine & dishwasher, as well as a built-in oven, microwave & hob. Shutters are included in the sale, too! Amtico flooring can be found throughout the ground floor, and Karndean flooring is also featured in the first-floor bathroom. The rear garden is perfectly low-maintenance with a patio and artificial lawn. Such a stunning property is surely worthy of your internal inspection.

EPC Band C | Council Tax Band D





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		75	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

hallway

living room 14'1 x 11'8 (4.29m x 3.56m)

ground floor W.C. 5'9 x 3'2 (1.82m x 0.97m)

kitchen & breakfast room 15'5 x 9'9 (4.70m x 2.97m)

conservatory 9'4 x 7'0 (2.84m x 2.13m)

landing

bedroom one 13'4 plus wardrobe depth x 8'5 (4.06m plus wardrobe depth x 2.57m)

bedroom two 9'2 x 9'0 (2.79m x 2.74m)

bedroom three 9'0 x 6'0 (2.74m x 1.83m)

bathroom 6'3 x 5'6 (1.91m x 1.68m)

rear garden 42' approx (12.80m approx)

off street parking to front

