



112 Riverdale Road, Erith, Kent, DA8 1PX

Guide price £250,000

GUIDE PRICE £250,000 - £275,000. A stunning three double bedroom end of terrace house that in our opinion is presented in excellent internal condition throughout. Benefitting from off road parking, a low maintenance garden with side access, two reception rooms plus a kitchen/breakfast room, ground floor bathroom, three double bedrooms and en-suite shower room.

Viewings come highly recommended to fully appreciate all that is on offer.



Entrance Hall

Laminate flooring. Cupboard housing electric meter. Corniced ceiling. Under stair storage cupboard. Stair case. Doors to:

Lounge

14'6 into bay x 10'6 (4.42m into bay x 3.20m)

Carpet. Double glazed bay window to front. Radiator. Electric feature fireplace with surround. Corniced ceiling. Ceiling rose.

Dining Room

12'9 x 8'6 (3.89m x 2.59m)

Carpet. Double glazed window to rear. Radiator. Plain ceiling. Ceiling rose.

Kitchen/Breakfast Room

10'7 x 11'2 into bay (3.23m x 3.40m into bay)

Tiled flooring. Double glazed bay window to side. Radiator. Matching range of wall and base units with work top over. Space for washing machine, fridge & freezer. Electric oven. Electric hob with extractor over. Local tiling. One and a half bowl sink unit with mixer tap and drainer. Plain ceiling. Spotlights. Doorway to lobby leading to garden & bathroom.

Lobby

Tiled flooring. Double glazed door to garden. Door to bathroom.

Bathroom

6'2 x 8'1 widest points (1.88m x 2.46m widest points)

Tiled flooring. Frosted double glazed window to rear. Heated towel rail. Low level WC. Pedestal wash hand basin. Bath with shower over. Fully tiled walls. Plain ceiling. Recessed spotlights. Vaillant boiler.

Landing

Carpet. Access to loft. Plain ceiling. Doors to:

Master Bedroom

14' x 14'6 into bay (4.27m x 4.42m into bay)

Carpet. Double glazed bay window to front. Radiator. Plain ceiling.

Bedroom Two

13' x 8'8 (3.96m x 2.64m)

Carpet. Double glazed window to rear. Radiator. Plain ceiling.

Bedroom Three

13'11 x 9'6 (4.24m x 2.90m)

Carpet. Double glazed window to side. Radiator. Plain ceiling. Door to en-suite shower room.

En-Suite Shower Room

9'6 x 4'2 (2.90m x 1.27m)

Vinyl flooring. Frosted double glazed window to rear. Heated towel rail. Low level WC. Pedestal wash hand basin. Shower cubicle. Fully tiled walls. Plain ceiling.

Garden

58ft approx (17.68mft approx)

Patio area. Side access. Steps leading to lawn area. Astro turf lawn. Plant and shrub borders. Outside tap. External power point.



Additional Information

Council Tax - Bexley Borough Council - Band D.

Erith station is located within approximately 1 Mile.

Erith station is also accessible via a 99 Bus Route from Bronze Age Way.

Schools

Trinity Church of England School - 0.2 Miles.

Lessness Heath Primary School - 0.7 Miles.

St Fidelis Catholic Primary School - 0.7 Miles.

Erith School - 1 Mile.

Northumberland Heath primary School - 1 Mile.

Shops

Nuxley Village is located within approximately 1 mile and provides an array of local shops, businesses and pubs including a Co-operative.

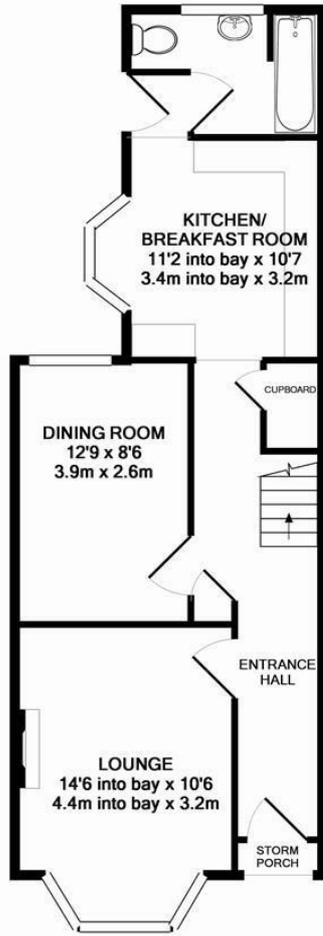
What the Vendor Says:

We've thoroughly enjoyed living in this house and we will be sad to leave but the time has come. When we first viewed the property we were struck by how light and bright the front bedroom was and the benefit of having a second bathroom was fantastic. The off road parking has proven to be a huge bonus and having the side access is also great. Having shops and a takeaway just at the end of the road has also proved really convenient. We're lucky to have friendly neighbours all around and we are sure that any prospective buyers would really enjoy living here as we have.

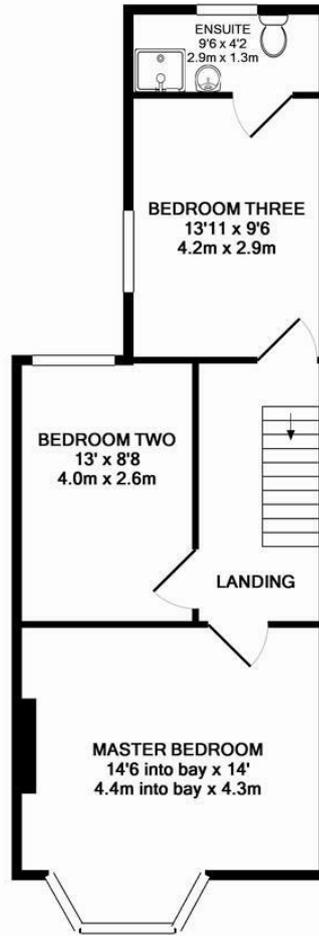
Disclaimer

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.co.uk have not tried or tested any appliances or services. These particulars do not form part of any contract and 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.





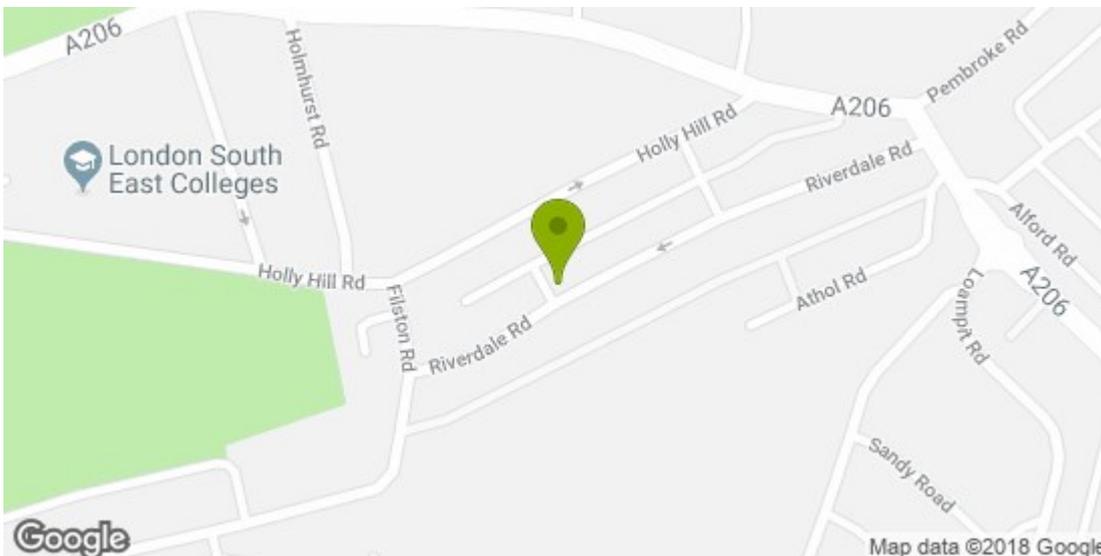
GROUND FLOOR
APPROX. FLOOR
AREA 547 SQ.FT.
(50.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 536 SQ.FT.
(49.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)

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 mis-statement. 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 or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	62

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	55