

18 St. Pauls Road | Erith, DA8 1HL

4 | 1 | 3 | **Guide Price £475,000 - £500,000** | **Freehold**

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Our service will ***move*** you

St. Pauls Road, Erith

Offered to the market is this well presented 4 Bedroom semi detached family home which has been tastefully extended by the current owners. Boasting off road parking & garage while being a short walk

Property Features

- Council Tax: D
- EPC Rating: C
- Extended 4 Bedroom House
- Off Road Parking
- Intergrated Garage
- Open Plan Lounge Diner
- Well maintained family garden
- Close to High street









Interior

Lounge 6.86 (22'6")m x 5.03 (16'6")m narrows to 2.92 (9'7")m

Dining Room 2.92m x 3.05m (9'7" x 10')

Kitchen 5.9m x 2.16m (19'4" x 7'1")

Bedroom 1 5.23m x 3.18m (17'2" x 10'5")

Bedroom 2 3.23m x 2.95m (10'7" x 9'8")

Bedroom 3 3.35m x 2.95m (11' x 9'8")

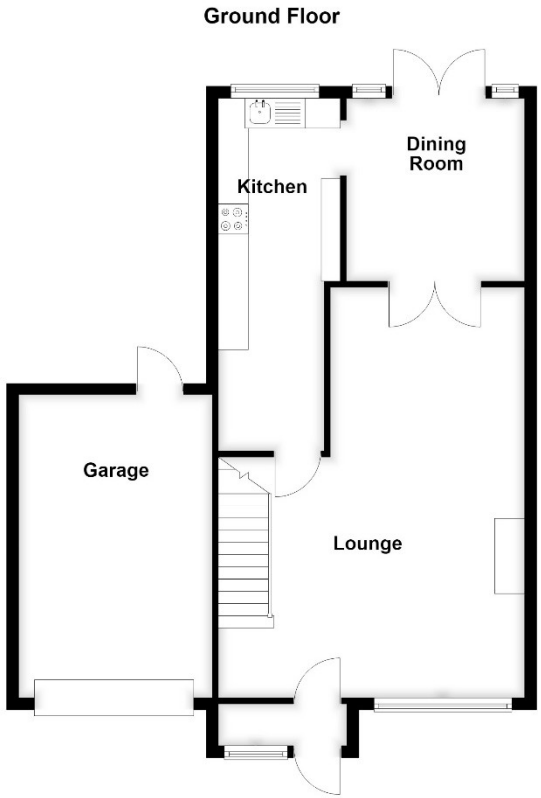
Bedroom 4 2.36m x 1.83m (7'9" x 6')

Shower Room 1.73m x 1.35m (5'8" x 4'5")

Exterior

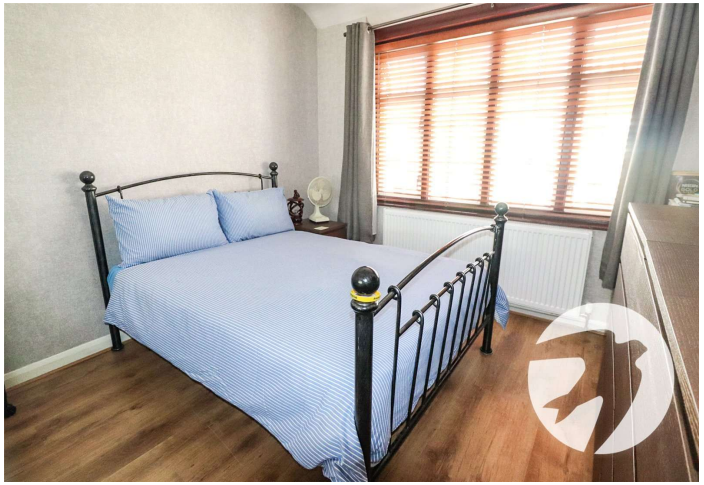
Garage 5.05m x 3.23m (16'7" x 10'7")

Garden





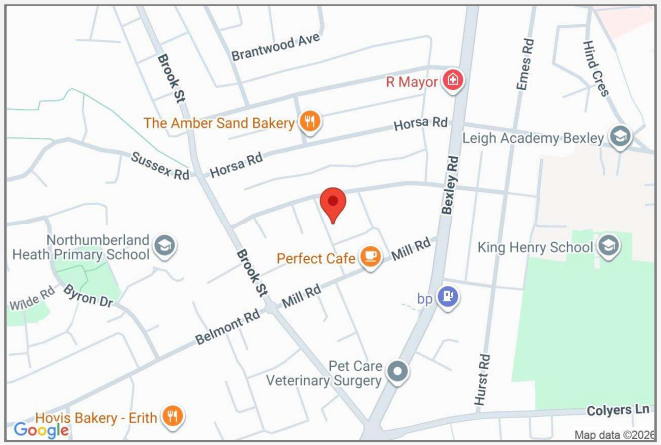


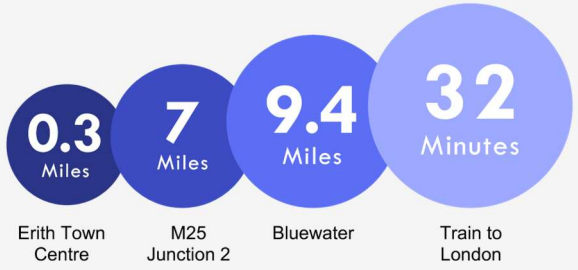




Property Location

St. Pauls Road, Erith, DA8 1HL





*All distances from branch postcode. Train time from nearest station.

Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.



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