



Price
£800,000

Freehold

4x  2x  4x 

**Park Crescent, Erith,
Kent, DA8**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

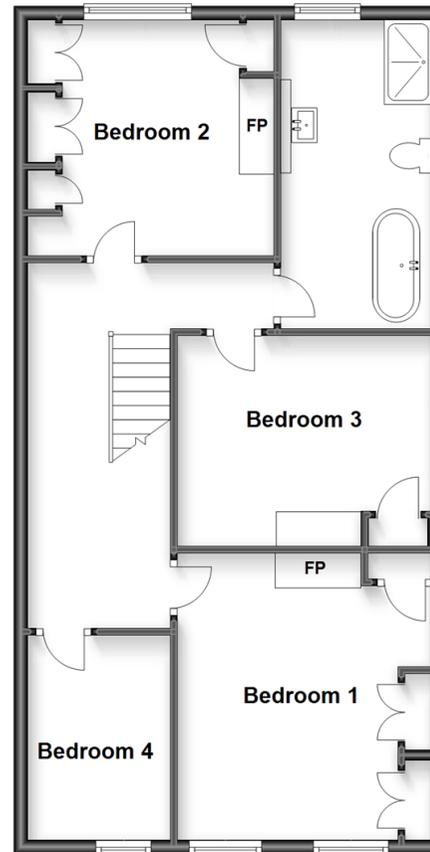
Ground Floor

Approx. 139.6 sq. metres (1502.6 sq. feet)



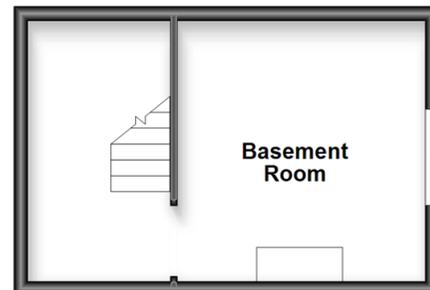
First Floor

Approx. 69.9 sq. metres (752.1 sq. feet)



Basement

Approx. 21.8 sq. metres (235.1 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 15'0 x 11'10 (4.58m x 3.61m)

Family Area: 13'10 x 11'3 (4.22m x 3.43m)

Dining Area: 18'5 x 10'3 (5.62m x 3.13m)

Sitting Area: 11'11 x 9'11 (3.63m x 3.02m)

Kitchen Area: 17'1 x 14'0 (5.21m x 4.27m)

Breakfast Area: 10'7 x 9'3 (3.23m x 2.82m)

Shower Room: 8'9 x 5'0 (2.67m x 1.53m)

Utility Room (Former Garage): 17'2 x 8'9 (5.24m x 2.67m)

BASEMENT

Storage Area

Basement Room

FIRST FLOOR

Landing

Bedroom 1: 13'5 x 11'11 (4.09m x 3.63m)

Bedroom 2: 11'4 x 10'9 (3.46m x 3.28m)

Bedroom 3: 11'11 x 10'3 (3.63m x 3.13m)

Bedroom 4: 9'10 x 6'11 (3.00m x 2.11m)

Bathroom: 13'10 x 7'4 (4.22m x 2.24m)

OUTSIDE

Gated Driveway

Front Garden

Rear Garden

Summer House



Main features

- Substantial semi-detached period house in a prestigious, sought after road
- Extended living space is perfect for a large or multi-generational family
- Beautiful condition throughout, ready to move in
- Gated driveway for multiple vehicles and a fantastic, large rear garden
- Superb location for local schools, shops and rail links



Nearest Schools

Primary Schools: Christ Church 0.0 mls, St Fidelis Catholic 0.5 mls, Northend 0.6 mls. Secondary Schools & Further Education: Erith Sch 0.4 mls, Trinity Sch 0.7 mls, Woodside Sch 1.0 mls, Bexley Coll 0.6 mls.



Transport Information

Train Stations: Erith 0.1 mls, Slade Green 1.0 mls, Barnehurst 1.1 mls



Address

Park Crescent, Erith, Kent, DA8



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Barnehurst Branch 01322 335525 ■ wardsofkennt.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(69) POTENTIAL: B(82)

14710530/20230420/JS1/BC