



Selkirk Drive, Erith, DA8 3QR
Asking price £325,000



SUPER SOUTH FACING REAR GARDEN!

Take a look around this fabulous three bedroom family home which conveniently back onto open parkland. View our 360 Virtual Viewing and then call us to arrange your tour in person.

The owners have cleverly converted this originally two bedroom home into a three bedroom home and have made this home ready to move into for the next lucky owners.

If you are looking for either your first home or maybe an investment property then this fantastic home should be on your viewing list. Positioned at the end of a cul-de-sac and backing onto parkland creates a nice peaceful environment to live in.

At the entrance there is a really handy porch area to keep all your coats and shoes in and creating more space in the wonderful bright and airy lounge diner. Adjacent to this is the lovely kitchen breakfast room which is large enough to make entertaining (when we all can) enjoyable.

Upstairs there are currently three bedrooms and a family bathroom but if you wish this could easily be put back to a two bedroom house just by removing a partition wall and little decorating.

Outside you have a beautifully landscaped sunny south facing rear garden which is a real bonus for those who like to keep their tans topped up! There is also a gate to the rear which gives you access to the parkland space beyond. To the front there is parking allocated and there is more space on the road for visitors but being in cul-de-sac location seems quite enviable.

We believe this property will make a great home or even investment for the next owners so call Town and City Homes today and find out when the next available viewing time is.

Nearby you have two railway stations within walking distance, various popular schools and local shops. For more comprehensive shopping you Bexleyheath not too far away with all its array of pubs bars restaurants and shops or maybe Erith if you want to stay a little closer to home.

Porch

Lounge Diner 12'9 x 12'8 (3.89m x 3.86m)

Kitchen 12'9 x 9'8 (3.89m x 2.95m)

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom 6'8 x 6'1 (2.03m x 1.85m)

Garden 25' x 21' (7.62m x 6.40m)

Parking



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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