



22, Loampit Road, Erith DA8 1FH
Guide Price £600,000 - £625,000



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Contemporary and impressive four double bedroom modern semi detached home, built in 2018 with NHBC guarantee remaining, situated in a sought after location close to all local amenities including schools, children's play park and within walking distance of Erith mainline station. The property is spacious throughout with living accommodation set out over three levels - each floor offering an outside terrace. The property comprises of a kitchen / dining room and cloakroom to the ground floor with a reception room, two bedrooms and bathroom to the first floor. The second floor comprises of the master bedroom with ensuite and outdoor terrace and another spacious bedroom. Other benefits to note include secure garage with parking for three vehicles, built in EV charger, heat pump and no forward chain. Your earliest viewing is highly recommended to fully appreciate this unusual and thoughtfully laid out property.

Local Authority: Bexley

Council Tax Band: E



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

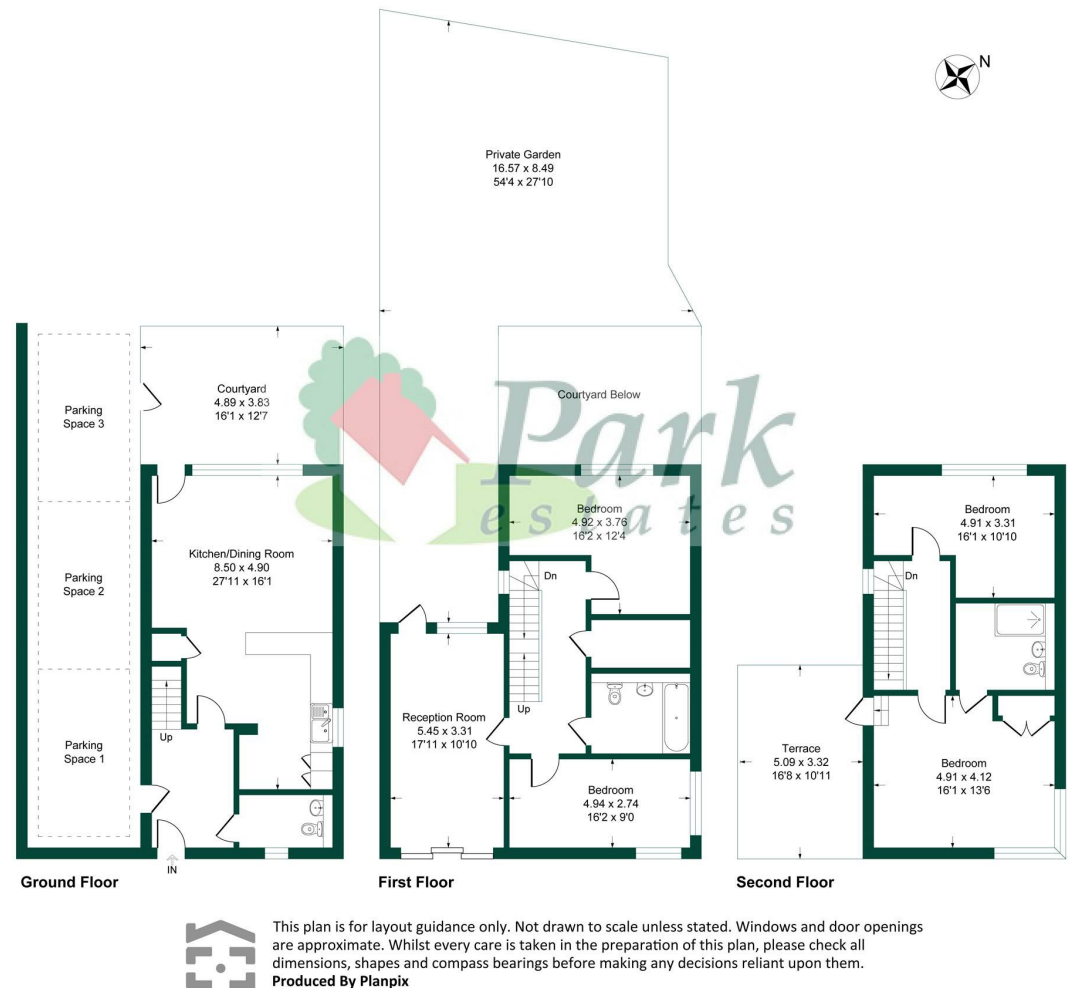
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Loampit Road, DA8

Approximate Gross Internal Area = 166.8 sq m / 1796 sq ft



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