WC

STORAGE

GARAGE/STORAGE
10'1 x 9'
3.1m x 2.7m

STORAGE

LOUNGE
10'9 x 10'9
3.3m x 3.3m

KITCHEN
11'3 x 6'
3.4m x 1.8m

BEDROOM 1
11'2 x 10'10
3.4m x 3.3m

BATHROOM
6'4 x 6'
1.9m x 1.8m

LANDING

DINING ROOM
12'11 x 11'5
3.9m x 3.5m

HALLWAY

BEDROOM 2
11'5 x 10'
3.5m x 3.0m

BEDROOM 3
6'6 x 5'5
2.0m x 1.6m

PORCH

GROUND FLOOR
APPROX. FLOOR
AREA 413 SQ.FT.
(38.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 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
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Guide Price

£325,000

Lincoln Road
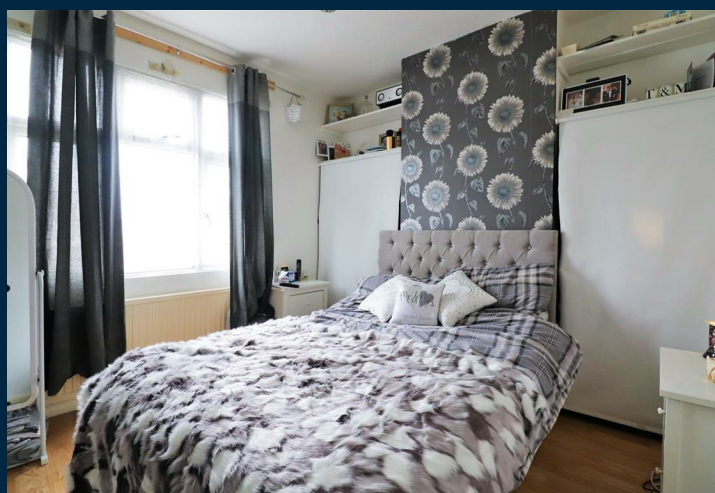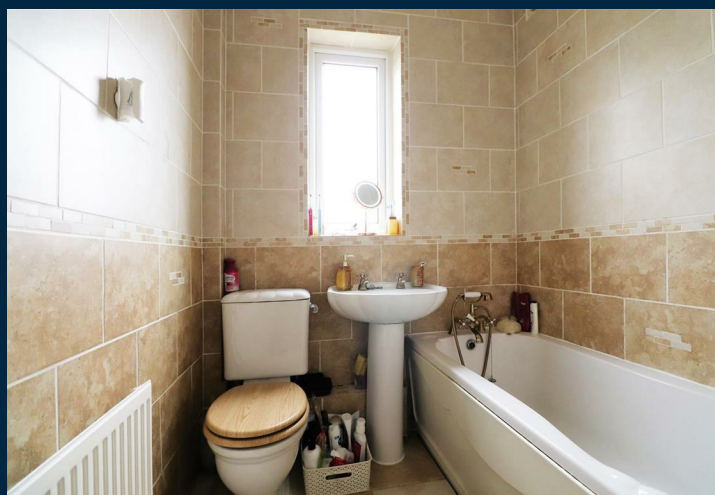## Erith

£325,000 - £345,000

This three bedroom semi detached house located close to shops, schools and transport links is shouting for a family looking to up size or even a first time buyer looking for a spacious house in an up and coming area.

The property itself to the ground floor offers a warm and inviting main reception room. A dining is ideal for those who love to entertain or even if your a traditionalist, having a family meal around the dining table to finish of your day. The kitchen is the heart of any home, in its current form offers plenty of worktop space, but with a few alterations with internal walls or even a ground floor extension this could transform the home into a more open plan design. This is of course STPP consent from the local authorities.

Three bedrooms and a family bathroom are to the first floor.

Outside there is storage space as well as a large garden with is also accessible via a side gate which is always handy.

Parking is off street for one vehicle.

- **Semi Detached House**
- **Three Bedrooms**
- **Spacious Lounge/Diner**
- **First Floor Bathroom**
- **Area: 903 Sq.Ft**
- **Private Rear Garden**
- **EPC|:**
- **Off Street Parking**
- **Close To Slade Green Train Station**
- **Ideal Family Home**