



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Guide Price**  
**£350,000**



## Newbery Road Erith

**Guide Price: £350,000 - £375,000**

Located in a popular location is this charming three bedroom end of terrace family home. The property itself is located within good transport links, local amenities and school all within walking distance for those looking to be within close reach of your everyday day essentials. Erith town centre is close by offering further options within the retail park and also a large local supermarket.

The ground floor has a lounge on one side running from front to back and the same with the kitchen diner. Both of a great size. The through lounge has a feature fireplace and is complimented with a bay front window for that much needed extra living space. The kitchen has shaker style units and a dining area with patio doors leading into the garden.

Upstairs has three spacious bedrooms and a bathroom with a separate W/C.

The rear garden has a patio area for those warm sunny days to relax. Laid to lawn for easy maintenance and has a raised decking area for more entertaining. To the front has a private driveway for approximately three cars, plus an extra grass lawn.



- End of Terraced House
- 3 Spacious Bedrooms
- Large Lounge
- Large Kitchen
- Area: 950 sq ft
- Upstairs Bathroom and Separate Toilet
- Good Transport Links, Close To Amenities
- Private Rear Garden
- Parking for 3 Cars
- EPC: D

