



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 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.

9 Midfield Parade, Mayplace Road East
 Bexleyheath
 DA7 6NB

01322 557457
 barnehurst@anthonymartin.co.uk
 anthonymartin.co.uk

Offers In Excess Of
£450,000

Newham Way Erith

*** OFFERS IN EXCESS OF £450,000 ***

*** NHBC WARRANTY VALID FOR 7 MORE YEARS ***

Offered to the market for sale since first built in 2019 is this charming three bedroom terraced new home. The property was built no more than three years ago and still is virtually new. Slade Green train station is walking distance away and would be perfect for those commuters who need easy access into London. Local shops are also within a short stroll away for those everyday items you may need as well as schools for those new to the area.

The property offers a modern integrated kitchen at the front of the property and is bright and airy. To the rear of the home is the lounge diner which offers a picturesque outlook onto the garden. A ground floor w/c is just off the hallway which incorporates a utility area concludes the ground floor area.

Two double bedrooms both with plenty of space for additional wardrobe space are on the first floor and a modern spacious family bathroom concludes the first floor.

The top floor of the property offers a delightful large double bedroom with a large walk in dressing area, leading onto an en suite shower room.

Outside the garden is mainly laid to lawn and would be a great space to entertain.

Parking is also allocated.

NOTE: THE PROPERTY IS FREEHOLD WITH A SMALL COMMUNAL SERVICE CHARGE ATTACHED FOR THE UP KEEP OF THE DEVELOPMENT. THE VENDOR HAS ADVISED THIS IS IN THE REGION OF £120PA BUT MUST BE CONFIRMED BY YOUR CHOSEN CONVEYANCERS BEFORE EXCHANGE OF CONTRACTS AS NO PROOF HAS BEEN SEEN.



- Newer Build Mid Terrace Home
- Three Spacious Bedrooms
- En Suite Master Bedroom With Walk In Wardrobe
- Ground Floor W/C
- Area: 1,226 Sq.Ft
- EPC: A 98
- Quiet Location
- NHBC Warranty Valid
- Ideal First Family Home
- Private Rear Garden

