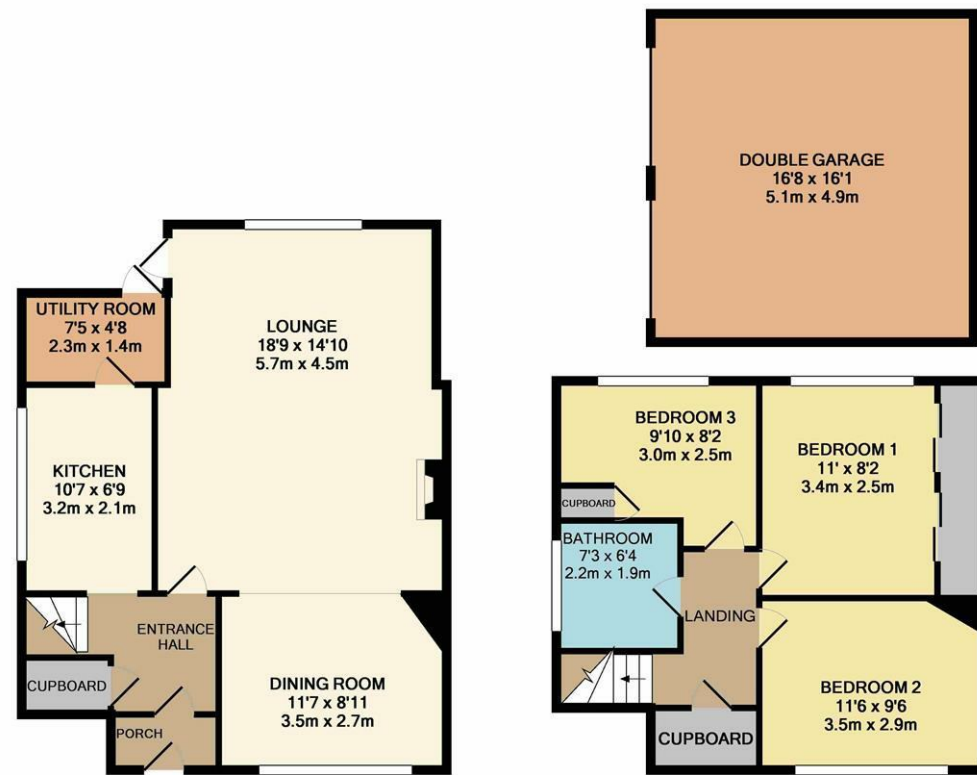


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 685 SQ.FT.  
(63.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1236 SQ.FT. (114.8 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 as to their operability or efficiency can be given.  
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**NORTHUMBERLAND WAY**

**ERITH**

Guide Price £375,000



**rightmove.co.uk**  
The UK's number one property website

**Zoopa.co.uk**

**PrimeLocation.com**

**onTheMarket.com**

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barnehurst@anthonymartin.co.uk  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





£375,000 - £400,000

Located just at the back of the ABC roads is this charming three bedroom extended semi detached family home, which is on the borders of Barnehurst. The property would suite those who are looking to make that next step on the ladder. Shops, schools and transport links are close by for those looking for easy access to amenities as well as good schooling and easy links into London for those working in the city.

The ground floors offers a spacious lounge filled with natural light. The dining area is at the front of the property and can hold a family looking to gather round table of an evening for a well deserved meal. For those who love to cook the kitchen is of a fair size and could be altered STPP to create an open plan kitchen diner but currently offers more than enough space to rustle up a home cooked meal for the family .

The first floor offers three bedrooms and a modern bathroom suite.

The garden is simply breath taking, having been looked after for so many years this is a great space for a growing family to enjoy. The double garage at the back offers off street parking and also plenty of storage space.

There is also no forward chain.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## NORTHUMBERLAND

ERITH

- Semi Detached House
- Three Bedrooms
- Spacious Lounge With Bright Dining Room
- First Floor Bathroom
- Area: 1,236 Sq.Ft
- Private Rear Garden
- EPC: TBC
- Double Garage And Off Street Parking
- No Forward Chain
- Ideal Location For Transport Links, Schools And Amenities

