



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**

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**Guide Price
£375,000**

Courtleet Drive Erith

***** FULLY BOOKED *****

Offered to the market is this three bedroom semi detached family home in Northumberland Heath- on the borders of Barnehurst. Situated close by to all local amenities, including transport links to and from London, suiting perfectly for buyers looking to move into the area.

Being offered chain free, this property is ideal for proceedable buyers to move quickly and get hands on with making this a perfect starter home. If you are keen on a bit of DIY also then this is a perfect blank canvass to show off your interior design skills.

The ground floor comprises of a spacious lounge area perfect for cosy nights in with the family. The kitchen leads to a utility room which in turn has access to the garden. The garden is fully paved. At the front of the house is a dining room, which could easily be used as a further bedroom if required.

The first floor offers three bedrooms and a family bathroom.

There is also off street parking and a garage to the side.



- **THREE BEDROOM SEMI DETACHED**
- **NO FORWARD CHAIN**
- **IN NEED OF MODERNISATION**
- **QUIET CUL DE SAC**
- **TWO RECEPTION ROOMS**
- **UPSTAIRS BATHROOM**
- **CLOSE TO LOCAL SHOPPING PARADE**
- **EPC- 54 E**
- **1007 SQ FT**

