

GROUND FLOOR  
APPROX. FLOOR  
AREA 688 SQ.FT.  
(63.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1249 SQ.FT. (116.1 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.

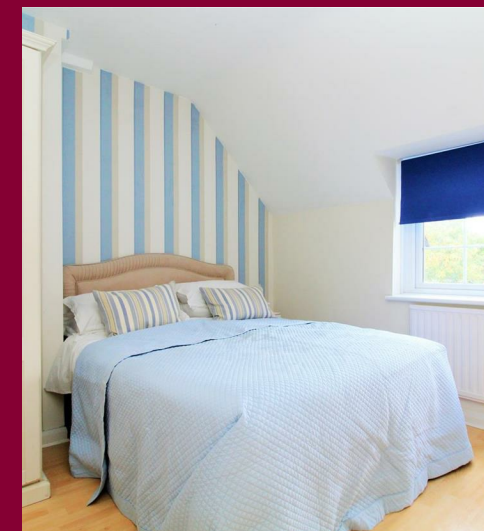
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**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied 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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DA7 6NB**

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**Guide Price  
£450,000**



# Northumberland

## Erith

**£450,000-£480,000**

**Located on the borders of Barnehurst is this four bedroom semi detached 'Vickers' style family home.**

**The downstairs has a large sweeping through lounge which leads into the garden. Just behind is a further room which could have multiple uses such as another bedroom or even a children's play room.**

**The kitchen is a great size and has ample storage space and again leads to the garden. There's also a downstairs WC.**

**Upstairs has four bedrooms and the family bathroom.**

**The garden is mainly lawned and has side access.**

**Close by are many reputable primary schools such as Barnehurst infant/junior and Bursted Woods.**

**There's a local shopping parade within 1/4 mile radius in Northumberland Heath and consists of your every day essentials.**



- **Four Bedroom Semi Detached**
- **Two Reception Rooms**
- **Close To North Heath Shopping Parade**
- **Great Schools Nearby**
- **Upstairs Bathroom**
- **Downstairs WC**
- **Parking For 3 Cars**
- **EPC - D - 64**
- **1249 SQ FT**

