



TOTAL FLOOR AREA: 552 sq.ft. (51.2 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 11/2022



**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  
£325,000**

## Hurst Road

### Erith

**Needing a little TLC is this three bedroom terraced family home. With a little tweak here and there, this could be made into a wonderful house for someone who has a clear vision to what they want in a home.**

**Best of all, this is chain free and is walking distance to the shops in North Heath.**

**There are also many local, reputable schools nearby, in addition to Barnehurst and Erith train station's, with this being sandwiched in between both.**

**The downstairs has an open through lounge and a galley kitchen with both having direct access to the garden. In my opinion, this would benefit from being knocked through to the back part of the lounge, subject to all the relevant consents.**

**Upstairs has three separate bedrooms and a bathroom with a separate shower cubicle.**

**The rear garden is mainly laid to lawn and also benefits from rear access.**



- **THREE BEDROOM TERRACED**
- **NO CHAIN AHEAD**
- **IN NEED OF A LITTLE TLC**
- **CLOSE TO SCHOOLS AND SHOPS**
- **HUGE AMOUNT OF POTENTIAL**
- **EPC - TBC**
- **852 SQ FT**

