

GROUND FLOOR  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.5 SQ.M.)

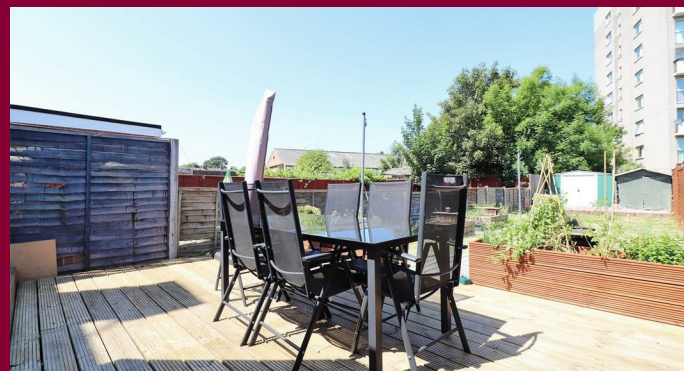
1ST FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 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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**9 Midfield Parade, Mayplace Road East  
Bexleyheath  
DA7 6NB**

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

**Guide Price  
£330,000**



# Erith Road

## Erith

Guide Price £330,000 - £345,000

Located on the Barnehurst borders is this well presented three bedroom mid terrace property. Being so close to amenities such as transport links, schools and local shops, this is a suitable house for those either looking to downsize but retain many of your daily necessities, or even those looking to take a step onto the property ladder.

The property briefly comprises of a spacious lounge/snug room at the front. This bright and airy room which has also been recently decorated, and for those who love a separate reception room to kick back and relax of an evening the one that is offered is perfect.

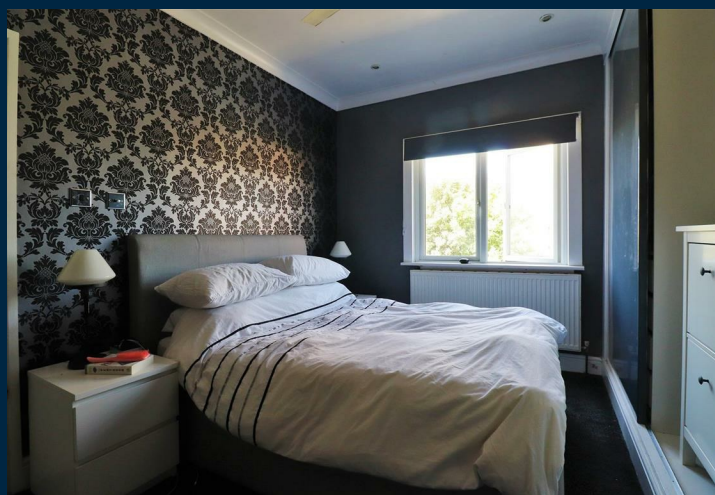
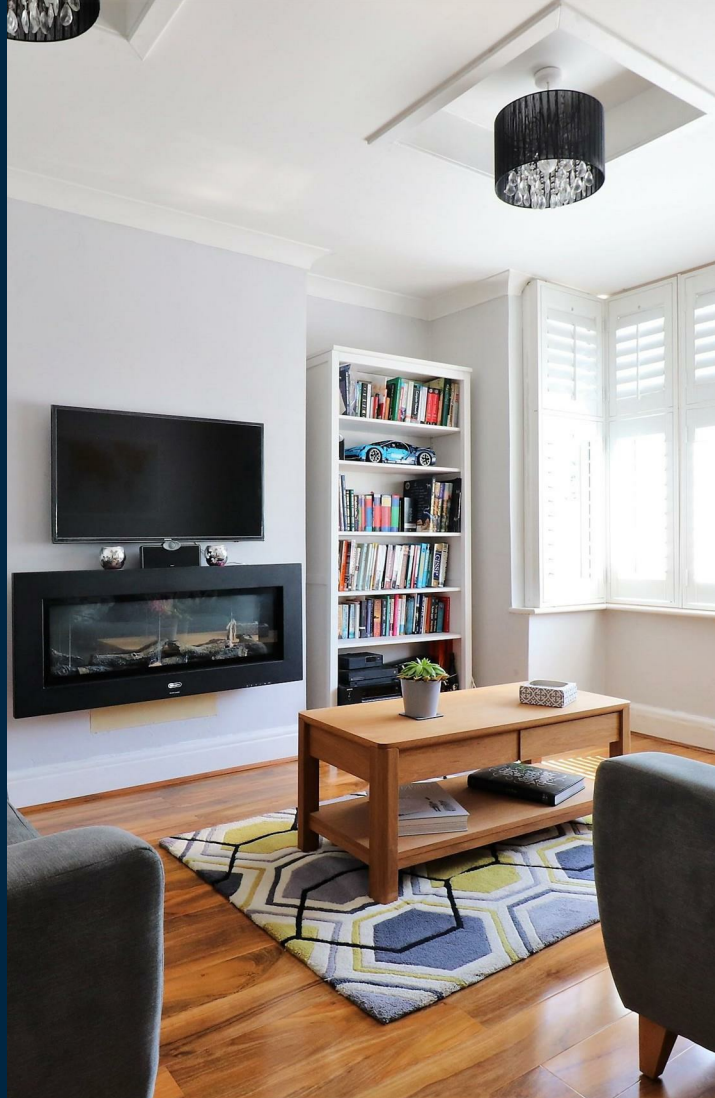
Kitchens have always been the heart of many peoples home, with this one being one of those hidden gems for the chef in the family to really show of their skills. This open plan area incorporating a dining area is ideal catering space for any guests wishing to visit you at your new home with plenty of space to gather with a fine wine.

Conservatories offer that unique space certainly in the summer months we are facing ahead of us. This one is no exception to being bright and spacious for those who love a picturesque outlook onto the garden.

Three bedrooms and a chic bathroom are found on the first floor.

For those who are keen gardeners! look no further. With a large laid to lawn garden with a spacious decking area to enjoy the sun.

Off street parking for two vehicles on a private driveway



- Mid Terrace Starter Home
- Three Spacious Bedrooms
- Bright and Airy Lounge
- Open Plan Kitchen/Diner
- 920 Sq.Ft
- Private Rear Garden With decking Area
- EPC: D 64
- Off Street Parking
- Close To Amenties
- Ideal First Time Buy

