

TOTAL FLOOR AREA - 467 sq ft. (43.4 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 errors, omissions 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.
 Made with Metropix 10/2021



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
£220,000

Largo Walk

Erith

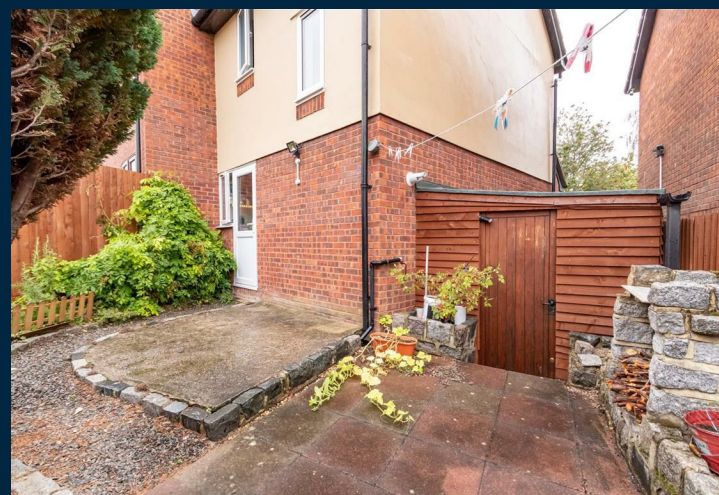
Situated in a quiet residential road within easy access to Erith Town Centre and the Station is this well presented one bedroom starter home. The present owners have spent time and money on this home to provide modern comfortable living accommodation. If you need to be driving into the City or if you need to be driving further into Kent this property is ideally located for all the major routes, the M25, M20 and the A2 or all assesable locally.

The property comprises of a spacious open plan lounge kitchen/diner, the kitchen is just off the lounge and has been refurbished by the current owner. The first floor there is a double bedroom, with plenty of space for wardrobes and a well proportioned bathroom which has also undergone refurbishment.

Externally there is a low maintenance garden. Also if you have a car there is an allocated parking space.

We are expecting a huge amount of interest in this property so getting calling or risk losing out on this fine home.

NOTE: Although the property is freehold a service charge with the property is approximately £47pcm with the vendor advising includes buildings insurance.



- Semi Detached Starter Home
- One Spacious Double Bedroom
- Open Plan Lounge/Dining/Kitchen
- Refurbished First Floor Bathroom
- Private Rear Garden
- EPC: E 42
- Allocated Parking Space
- No Forward Chain
- Quiet Location
- Close To Shops And Transport Links