



TOTAL FLOOR AREA: 950 sq.ft. (88.2 sq.m.) approx.
Where exact ground floor levels are shown, the accuracy of the height and level measurements of doors, windows, eaves and any other items are approximate and the responsibility is taken for any work undertaken in any manner. The plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given. See also Energy Rating.



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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**Offers In Excess Of
£365,000**

Belmont Road

Erith

OFFERED TO THE MARKET CHAIN FREE

Located on Belmont Road is this fabulous 3 bedroom extended end of terraced home.

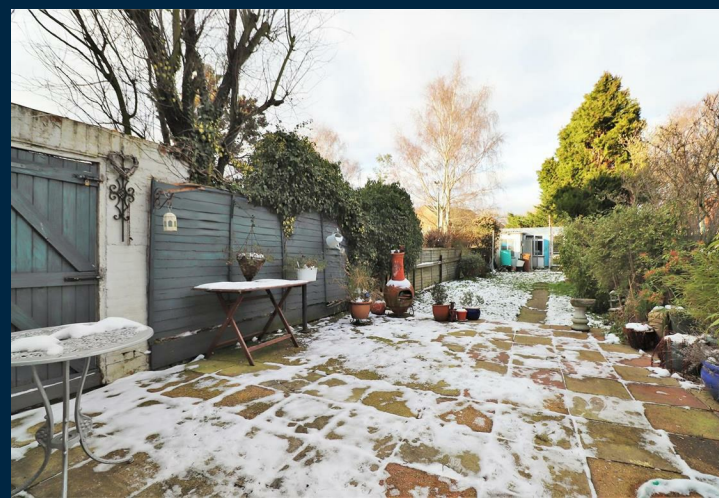
This home is located in a popular location close to Northumberland Heath Primary School and Bursted Wood Primary School, situated on the Barnehurst/Erith borders.

The ground floor comprises of a large through lounge with diner and is complemented with a bay frontage window and fireplace. The living area leads into an extended diner / kitchen which makes the room flood through with natural daylight from the patio doors which lead into the garden.

Upstairs has three well proportioned bedrooms and a large bathroom.

The garden has a large patio area for those warm evening's to relax on and has a garage to the rear.

To the front there is off street parking for 2 cars and further parking in the garage if need be.



- **Extended End of Terrace**
- **3 Bedrooms**
- **Good Size Through Lounge with Extra Reception**
- **Upstairs Bathroom**
- **Area: 950 sq Ft**
- **Parking 2 Cars Plus Garage to Rear**
- **Private Rear Garden**
- **Close to good school**
- **Good Location**
- **EPC: TBA**

