



GROUND FLOOR
APPROX. FLOOR
AREA 429 SQ. FT.
(39.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 833 SQ. FT. (77.4 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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Zoopla.co.uk

PrimeLocation.com

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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.

**9 Midfield Parade, Mayplace Road East
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**Guide Price
£340,000**

Drummond Close Erith

Positioned in a quiet no through road is this extremely well presented three bedroom home which would be ideal for first time buyers.

This condition is second to none with no stone being left un-turned, making this ideal for those who want to just move in, un-pack and un-wind!

The ground floor has a kitchen diner to the front and a lounge to the rear, which in turn has direct access to the stunning landscaped garden.

The 1st floor has three bedrooms and a bathroom.

There is allocated parking for one car.



- **THREE BEDROOM HOME**
- **BEAUTIFUL CONDITION**
- **QUIET CUL DE SAC**
- **ALLOCATED PARKING**
- **NO CHAIN AHEAD**
- **MUST BE SEEN TO APPRECIATE**
- **UPSTAIRS BATHROOM**
- **EPC D 68**
- **833 SQ FT**

