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**9 Midfield Parade, Mayplace Road East
Bexleyheath
DA7 6NB**

**01322 557457
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**Guide Price
£300,000**

Elm Road

Erith

**VIEWINGS AVAILABLE 'SATURDAY
1ST AUGUST'**

STATION LOCATION!!

Located on the doorstep of Slade Green train station is this 2 bedroom railway cottage. This would be perfect for either buy to let investors as this would command a monthly rental income of around £1100 or for first time buyers looking to get that very first step on the housing ladder. From start to finish this is offered to the market in exceptional condition throughout suiting those looking for the finished product.

On the ground floor is a comfortable sized lounge which is designed to a high standard and just behind is the kitchen diner which has ample storage space and in turn leads to a bathroom.

On the first floor are 2 double bedrooms, both oozing with character.

Outside is a well maintained rear garden which has a lawn area, plentiful for children to enjoy themselves in.

Slade Green station is just a short stroll away and being within zone 6 this offers easy access to central London at affordable prices, and you never know but you may even get a seat along the way being so close to the beginning of the line.



- **TWO BEDROOM RAILWAY COTTAGE**
- **LOVELY CONDITION THROUGHOUT**
- **742 ST FT**
- **DOWNSTAIRS BATHROOM**
- **BOTH DOUBLE BEDROOMS**
- **CLOSE TO TRAIN STATION**
- **EPC-TBC**
- **PRIVATE REAR GARDEN**

