



GROUND FLOOR
APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 470 SQ.FT. (43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			69
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



SHINGLEWELL ROAD

ERTH

Guide Price £400,000



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The UK's number one property website

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PrimeLocation.com

onTheMarket.com

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



£400,000-£420,000

Offered to the market is this chain free property which is located in a highly desirable location.

With three good sized bedrooms upstairs, coupled with a large shower room and having been extended on the ground floor in years past, this has all the makings of a great family home.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

SHINGLEWELL ROAD

ERITH

- THREE BEDROOM SEMI DETACHED
- BORDERS OF BEXLEYHEATH
- EXTENDED TO REAR
- HIGHLY SOUGHT AFTER LOCATION
- DOWNSTAIRS WC
- 1210 SQ FT
- EPD D 55

