

GROUND FLOOR
APPROX. FLOOR AREA 469 SQ.FT. (43.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

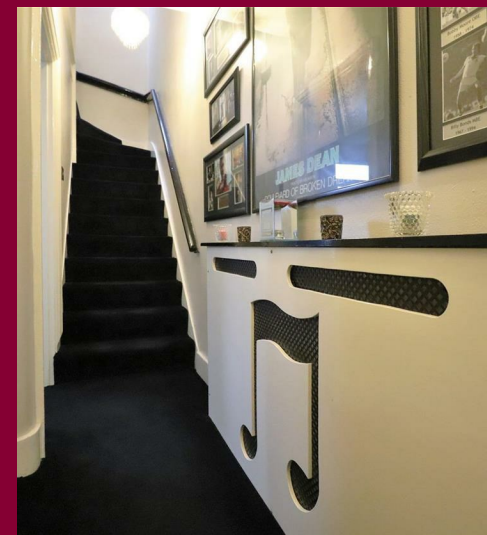
TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.9 SQ.M.)

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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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
£325,000**

Oak Road

Erith

Located on the doorstep of Slade Green train station is this 3 bedroom railway cottage tucked away in a cul de sac location.

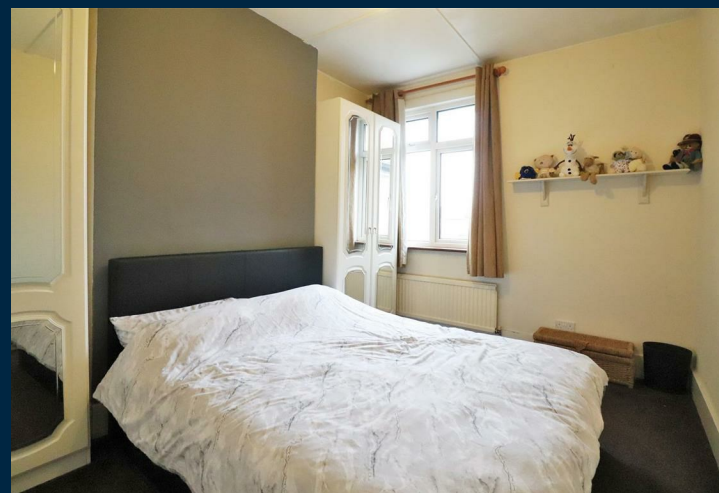
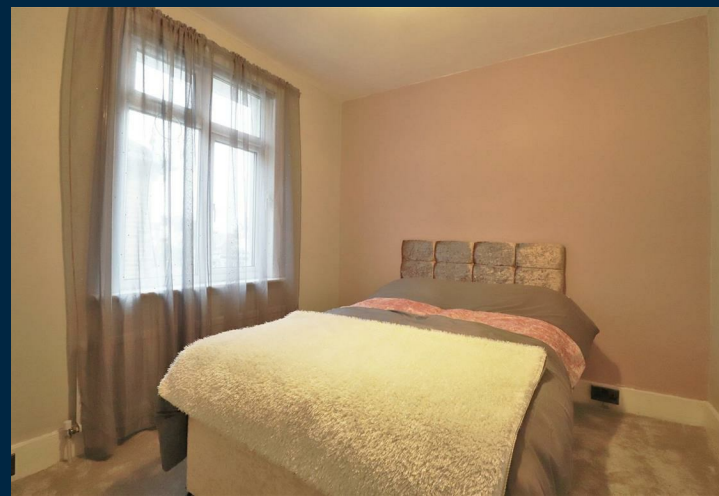
This would be perfect for either buy to let investors as this would command a monthly rental income of around £1250 or for first time buyers looking to get that very first step on the housing ladder. From start to finish this is offered to the market in exceptional condition throughout suiting those looking for the finished product.

On the ground floor is a comfortable sized lounge and just behind is the dining area which has ample storage space and in turn leads to the kitchen and then a refurbished bathroom.

On the first floor are 3 bedrooms, all of which are of a great size and ideal for those looking mainly for bigger bedrooms.

Outside is a well maintained rear garden which has a lawn area and patio to the front of it, plentiful for children to enjoy themselves in. There is also a large fish pond and an outbuilding in the garden.

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.



- Mid Terrace Railway Cottage
- Three Double Bedrooms
- Lounge And Separate Dining Area
- Modern Ground Floor Bathroom
- Area 913 Sq.Ft
- Large Rear Garden With Outbuilding
- EPC: TBC
- Stones Throw From Slade Green Train Station
- No Forward Chain
- Close To Shops

