

**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.



## Dalmeny Road Erith

**\*\*\* Offers In Excess Of £475,000 \*\*\***

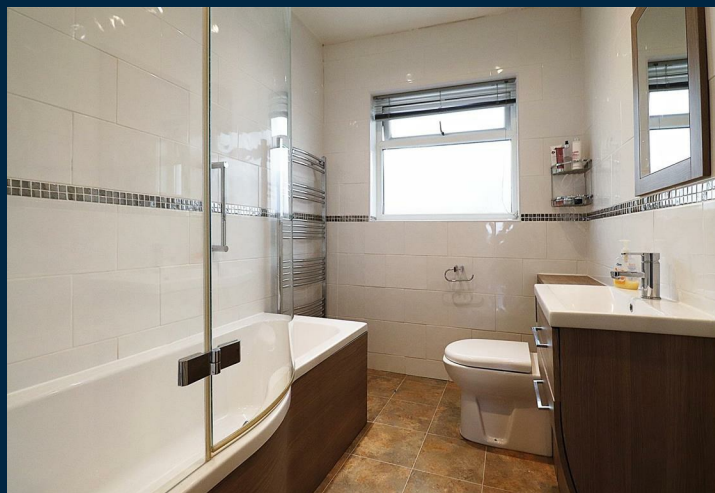
Situated on the Barnehurst borders is this very well presented two bedroom semi detached bungalow. The property sits perfectly for local transport links, as well as walking distance to local amenities and schools. For those looking to downsize this is perfect example of this with plenty of space on one level to kick back and relax in. There are further opportunities if you wish to extend into the loft space STPP for those looking to add their own stamp and design within.

The accommodation comprises of two reception rooms. The main formal lounge area is situated at the front of the property. A bright and airy space to enjoy your evening in. The dining area is located before the kitchen and would be a great space to gather with the family for a lovely evening meal. The kitchen is a perfect space for those keen chefs in the family who love to cook. A Conservatory offers a picturesque outlook onto the garden and is flooded with natural light.

Two generous bedroom and a family bathroom are off the hallway. The bathroom is modern and completes the ground floor.

The garden is paved and low maintenance with an small outbuilding and plenty of space for garden parties.

Three vehicles can be parked on the driveway.



- **Extended Semi Detached Bungalow**
- **Two Spacious Bedrooms**
- **Off Street Parking For Three Vehicles**
- **EPC: TBC**
- **Area: 898 Sq.Ft**
- **Private Rear Garden**
- **Potential For Loft Conversion STPP**
- **Close To Shops, Schools And Transport Links**
- **Popular Location**
- **Ideal Property For Downsizing**

