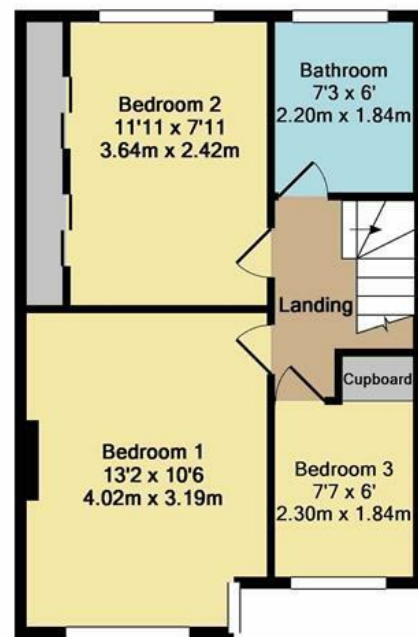


Ground Floor
Approx. Floor
Area 648 Sq.Ft.
(60.2 Sq.M.)



1st Floor
Approx. Floor
Area 390 Sq.Ft.
(36.3 Sq.M.)

Total Approx. Floor Area 1038 Sq.Ft. (96.5 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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



CARLTON ROAD

ERTH

Guide Price £350,000



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk

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



Guide Price £350,000 - £375,000

Offered to the market is this charming three bedroom extended semi detached family home. Having been extended in the past, the ground floor space in particular really would be perfect for those who enjoy a relaxing night in with the family after a hard working week. The property is ideally positioned for local amenities in Parsonage Manor Way which is within walking distance where you can also pick up a local bus to both Bexleyheath and also Erith.

The ground floor as mentioned has been extended and offers a large lounge/sitting area with the dining room and conservatory following on at the rear. The kitchen is of a generous size and with a few alterations such as opening up the dividing wall subject to obtaining relevant consent could be made into a really nice open plan kitchen diner.

To the first floor the property offers three bedrooms and a bathroom off the hallway. If you require an extra bedroom then extending into the loft space is also an option naturally of course with the relevant permission.

Outside is the garden which is mainly laid to lawn. To the front of the property there is off street parking for a couple of vehicles for those who have more than one mode of transport.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

CARLTON ROAD

ERITH

- Extended Semi Detached
- Three Bedrooms
- Large Lounge and Separate Sitting Room
- Dining Room To Rear
- 1,038 Sq.Ft
- Conservatory and Private Rear Garden
- EPC: TBC
- Off Street Parking
- Close To Local Amenities
- Potential To Further Extend STPP

