



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.8 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		87
(81-91) B		
(69-80) C		
(55-68) D		61
(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		88
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



STONECROFT ROAD
ERTH
Guide Price £300,000



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Zoopla.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



£300,000 - £315,000

Located in a cul de sac is this charming two double bedroom end of terrace property. Ideal for those who are looking for a quiet location but also within a stone's throw away from local shops, schools and transport links.

The property offers an open plan lounge/diner, a perfect space for those looking for a modern way of living who love to entertain in a great space. The kitchen is of a good size with modern units and appliances with a ground floor bathroom off the kitchen.

The first floor offers two double bedrooms both offering natural light within and plenty of wardrobe space. The master bedroom offers an en suite shower room which isn't often found in these properties.

Parking is on street.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

STONECROFT ROAD

ERITH

- End Of Terrace
- Two Double Bedrooms, Master With En Suite Shower Room
- Open Plan Lounge/Diner
- Ground Floor Bathroom
- Area: 826 Sq.Ft
- Private Rear Garden
- EPC: D 61
- Cul De Sac Location
- Close To Shops
- Transport Links Close By

