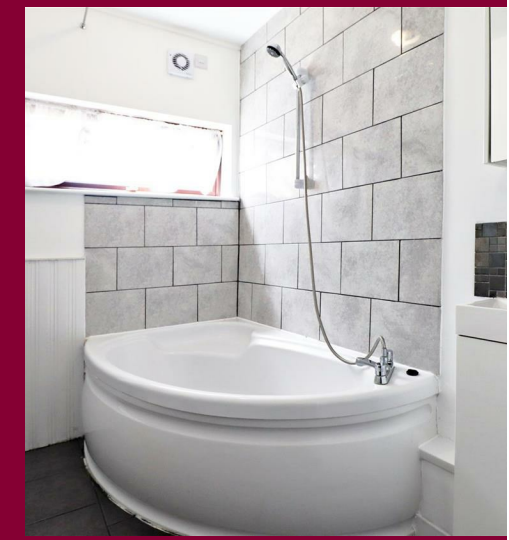




TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other parts are approximate and the responsibility is taken for any errors, omissions or misstatements. They are for descriptive purposes only and should be used as a guide only. Prospective purchasers should verify all measurements and areas. The vendor, agent and publisher accept no liability for any errors, omissions or misstatements. Measurements are to the nearest 3".



**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.



**9 Midfield Parade, Mayplace Road East  
 Bexleyheath  
 DA7 6NB**

**01322 557457  
 barnehurst@anthonymartin.co.uk  
 anthonymartin.co.uk**

**Guide Price  
 £375,000**

# Heath Way

Erith

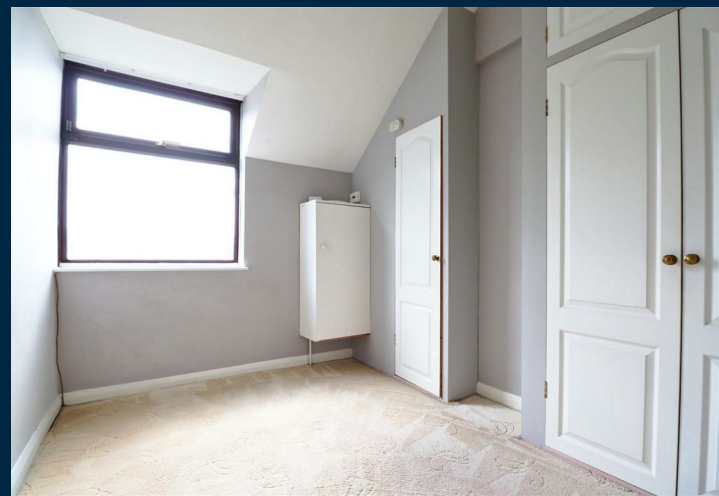
**\*\*\*GUIDE PRICE £375,000\*\*\***

Situated in the cul de sac end of 'Heath Way' is this charming three bedroom terraced home. Being offered chain free this would suite those who are looking for a quick move who are in a proceedable position. For those considering a buy to let or even those looking to add to their portfolio with rent likely to achieve in the region of £1,350pcm - £1,400pcm. The property is well located for local transport links as well as schools and other amenities making this a great house for those moving into the area.

The ground floor accommodation offers a spacious lounge area to kick back and relax. Leading on there is a dining area offering access onto the kitchen. The garden is south facing and accessible via the kitchen and is mainly laid to lawn. The bathroom is to the ground floor just of the hallway.

Three double bedrooms are on the first floor and lends itself to be a perfect family home for the next lucky buyers.

There is parking on street and there is scope STPP for a drop curb to utilise the space to offer off street parking for two vehicles.



- **Extended Mid Terrace Home**
- **Three Double Bedrooms**
- **Two Spacious Reception Rooms**
- **Kitchen With Access To Garden**
- **Ground Floor Bathroom**
- **Private Rear Garden**
- **EPC: C 70**
- **No Forward Chain**
- **Cul De Sac Location**
- **Close To Everyday Amenties**