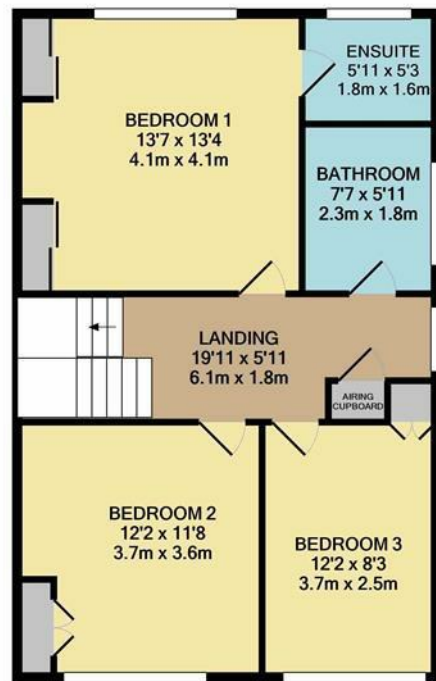
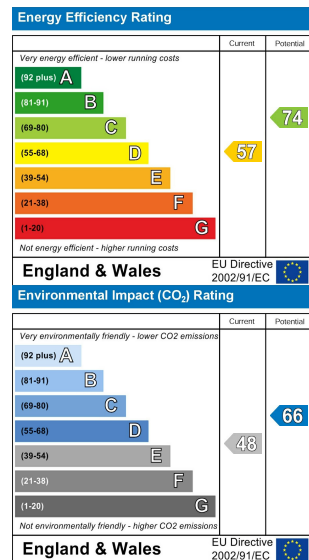


GROUND FLOOR
APPROX. FLOOR
AREA 830 SQ.FT.
(77.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.5 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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LESNEY PARK

ERTH

Guide Price £375,000



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onTheMarket.com

Anthony Martin
Estate Agents

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

01322 557457

barnehurst@anthonymartin.co.uk

www.anthonymartin.co.uk

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 £375,000 - £400,000

Offered to the market is this three bedroom semi detached house in the popular 'Lesney Park' location. Being sold with no forward chain this would really suit a buyer in a good position looking to move quickly and for those keen of DIY to add their own stamp on their next property. Being in such a good location this property offers great local transport links, local school and local amenities all within walking distance including the train station.

The ground floor accommodation briefly comprises of an extended lounge/diner offering ample space for a growing family or even someone downsizing yet retaining much needed living space. There are patio doors onto the garden with additional side access from the front of the house. The kitchen breakfast room is in need of modernisation but could be an ideal space for those keen chefs out after a bit of interior flare.

Three bedrooms, all of which a great size are perfect space a family looking for additional space. The main bedroom offers an en suite shower room. A family bathroom is just off the landing.

Of street parking via a driveway for those who wish to keep any vehicles off the road.

NOTE: Please note that this property is lease hold, with a lease term of 999 years from 1964 and the current ground rent is £15 per year. Further enquiries should be made via your chosen conveyancers.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

LESNEY PARK

ERITH

- Leasehold Semi Detached House In Need Of Modernisation
- Three Generous Bedrooms
- Extended Lounge/Diner
- Ground Floor W/C En Suite And Family Bathroom
- Area: 1,459 Sq.Ft
- Private Rear Garden With Side Garden
- EPC: TBC
- No Forward Chain
- Off Street Parking And Garage
- Popular Location

