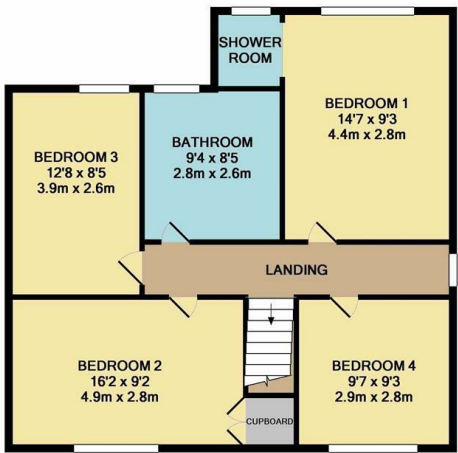


GROUND FLOOR



1ST FLOOR

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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		47	
England & Wales		EU Directive 2002/91/EC	



BARNEHURST AVENUE  
ERTH  
Guide Price £450,000



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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: £450,000 - £475,000

Offered to the market is this charming four/five bedroom semi detached family home. The property itself is a perfect next step property for those looking for a bigger property in the area. The house is well positioned for local shops, schools and transport links making this a great buy for buyers looking for good connections into London.

The ground floor of the property offers versatile living space within. There is a large open plan lounge/diner area which is a tremendous space for those who have a large family, or even those who like to entertain with friends and family. The kitchen/ breakfast room allows the chef in the family to show of their skills with plenty of worktop space and integrated appliances. As previously mentioned the property offers versatile living space throughout the ground floor and the conservatory if preferred could the the dining area. A bright and airy space to gather with the family of an evening. This space would then free up the dining room for an even bigger reception room. There is also a small utility room and a ground floor w/c. For those who work from home there is potential for another bedroom which could be utilised as study.

The first floor offers four further bedrooms and a large family bathroom and a separate shower room.

The ground on this property are secluded, the front garden is a great space and there is a rear garden that is mainly paved. There is off street parking.

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## BARNEHURST AVENUE

ERITH

- Extended Semi Detached House
- Four Bedrooms
- Corner Plot Location
- Shower Room, Bathroom And W/C
- Off Street Parking
- Private Rear Garden
- Garage
- Transport Links And Shops Close By
- EPC: E 53
- Ideal Family Home

