



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		
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

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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



Situated in an elevated position in Erith, is this stunning 3 bedroom semi detached house.

On entrance to the property you're welcomed into the light hallway which has newly fitted carpet on the stairs and pretty tile flooring.

To the right is bright lounge which has a huge double glazed window to front over looking the beautiful landscaped front gardens which ooze curb appeal with the tiered stone steps, potted plants, palm tree and a driveway for 2 cars. The lounge has also been recently redecorated with new flooring and freshly painted and plastered walls.

The kitchen/diner is a good sized social space with plenty of room for a table and chairs as well as the breakfast bar. The kitchen itself has a real wood worktop, fitted white wall and base units including a built in dishwasher, integral gas hob and electric oven, glass hood extractor and plumbing for an American style fridge freezer.

Just off of the kitchen is the utility area which has plumbing for washing machine and space for a tumble dryer along with a separate WC and sink unit.

The conservatory is a huge added bonus bringing in lots of light and views of the rear garden which has patio area with stone table and chairs, a well kept lawn area and decking area at the back. To the rear there is a good sized brick built and double glazed multi purpose outbuilding, currently being used as a gym, which has electricity and lighting. To the side of this is the workshop area with space for all kinds of tools. There is also a summer house. Outside the rear entrance there is an extra parking space.

Upstairs in the property there is a brand new fully tiled bathroom with new P-shaped bath tub, new electric shower, ceramic sink with vanity unit, wall mounted mirror, low-level WC and heated towel rail. This has been beautifully finished with cascade taps on both the bath and the sink.

There are also 2 double bedrooms front and rear and a front facing single.

DO NOT MISS OUT

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

CARLTON ROAD

ERITH

- Semi detached house
- 3 Bedrooms
- Lounge
- Kitchen / diner
- Conservatory
- Downstairs WC and utility
- Upstairs bathroom
- Off street parking to front
- Outbuilding and parking to rear
- Landscaped front and rear gardens

