



Carlton Road, Erith, DA8 1DT  
Asking price £500,000



Wow! Set on an enviable corner plot is this fabulous three bedroom bungalow offered to market for the first time in a very long time so don't delay call Town and City Homes today and book your accompanied viewing.



If you are looking for a large family home then this should definitely be on your viewing list. The property has lots to offer other than the corner plot it sits on.

There is a spacious Lounge/ Diner which is open to the Kitchen Breakfast room and really epitomises the modern way we live now creating a lovely sociable area that everyone can enjoy.

This will be a perfect place to invite your friends to cook for them and show off your new home!

There is a degree of versatility here too with a bungalow as you can use the rooms as you need as they are all on the same lever. There is more scope to extend (STPP) also which means that if your family grow whilst you are in this home, the house could grow with you.

One thing I'm sure you will love is the condition of this home. The current owners have lovingly looked after it ensuring the new owners can just move straight in and place their furniture down. I'm sure you will already know how good an area this is but if not let me explain. You are in a good location here for all the family. Local schools are close by giving them great access, but also bus routes and train stations are within walking distance so if you need to get further afield you can.

Northumberland Heath High Street is within walking distance too so a quick pop to the shop to grab the essentials is easy as can be.

**Entrance Hall**

**Living Room/ Diner 20'10 x 16'3 (6.35m x 4.95m)**

**Kitchen 18'6 x 11'8 (5.64m x 3.56m)**

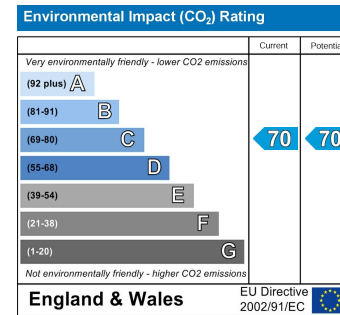
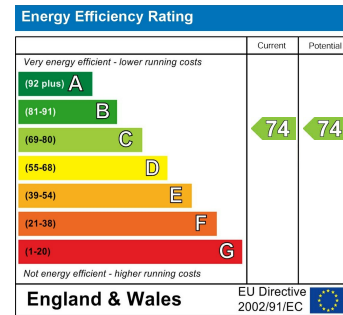
**Master Bedroom 13'9 x 11'9 (4.19m x 3.58m)**

**Bedroom 2 11' x 10'8 (3.35m x 3.25m)**

**Bedroom 3 11'8 x 9'6 (3.56m x 2.90m)**

**Bathroom 7' x 6'10 (2.13m x 2.08m)**

**Garden**









TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 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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