

GROUND FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 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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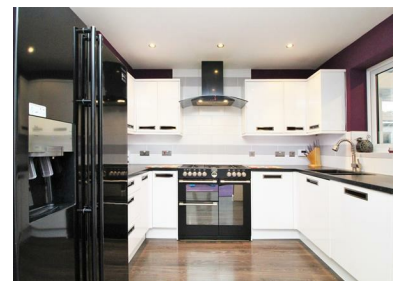
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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 | | |



SUSSEX ROAD

ERITH

Guide Price £400,000



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The UK's number one property website

Zoopa.co.uk

PrimeLocation.com

onTheMarket.com

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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 £400,000 - £425,000

Simply stunning condition throughout! That pretty much sums up this 3 bedroom link detached family home, which would suit those who are looking for zero to do when moved in! Un pack and un wind are the two things you would be doing on your first day should you be lucky enough to be the next owner.

This is located on the popular 'Northumberland Park' development and is in between two mainline train stations, being Erith and Barnehurst. It is also close to many reputable primary schools which are within walking distance.

The decor is impeccable. No stone has been left un turned and its free flowing living accommodation would suit those who like to entertain friends and family alike, with its double glazed conservatory offering underfloor heating is the icing on the cake. The dining area and kitchen boast underfloor heating keeping your feet nice and warm in the winter months.

Upstairs is spacious and the master bedroom boasts its own private en suite, in addition to the family bathroom. STPP a loft conversion could be considered to add an additional bedroom and possible bathroom.

Overall the square feet is approximately 1067.

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

SUSSEX ROAD

ERITH

- 3 Bedroom Link Detached
- Stunning Condition Throughout
- Highly Sought After location
- Garage And Driveway
- Double Glazed Conservatory
- En Suite Shower Room
- Downstairs WC
- 1067 SQ FT
- EPC

