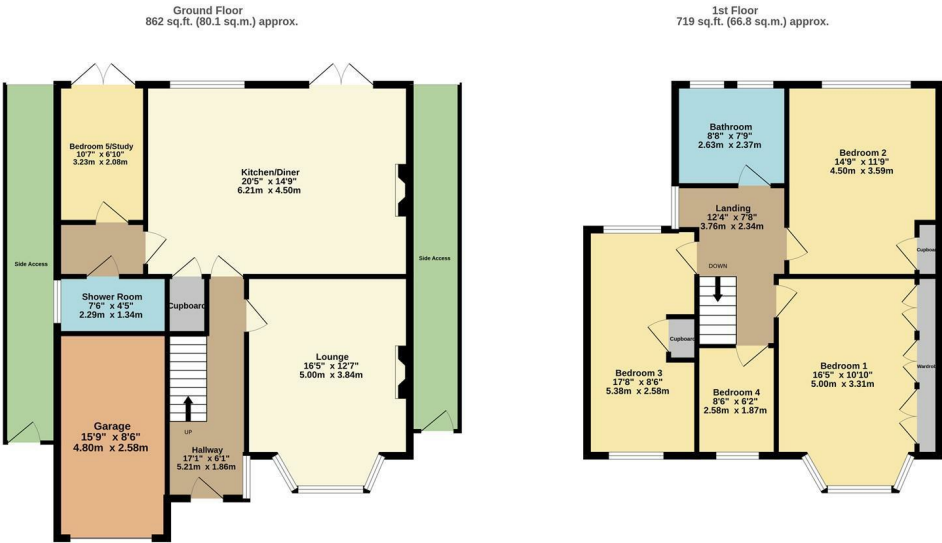


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	C
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



PARK CRESCENT  
ERITH DA8 3ED

Guide price £699,995



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ESTATE AGENTS

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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.

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Nestled in arguably the finest road in Erith, this impressive 4/5-bedroom detached home is a rare find, offering spacious living, charming original features, and endless potential to extend.

From the moment you arrive, the large driveway and prominent position of the house set the stage for what's inside. Boasting some amazing features throughout, including original character details, this home exudes both elegance and warmth.

The 20ft kitchen/diner is the heart of the home, providing the perfect space for family gatherings and entertaining. The spacious lounge is full of charm, while the fifth bedroom doubles as a study, ideal for those working from home. A convenient downstairs shower room complements the upstairs family bathroom.

The integral garage offers excellent storage or conversion potential, while the lovely mature rear garden provides a peaceful retreat.

Perfectly positioned, this home is just a short distance from Erith train station, fantastic primary schools, and Erith Gym. Additionally, the scenic River Thames is just a short stroll away, ideal for leisurely walks along the waterfront.

With spacious accommodation, original charm, and endless possibilities, this remarkable home is not to be missed. Arrange your viewing today!

5 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

## PARK CRESCENT

ERITH DA8 3ED

- 4/5 BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER/PRIME LOCATION
- DOWNSTAIRS SHOWER ROOM/UPSTAIRS BATHROOM
- SPACIOUS 20FT KITCHEN/DINER
- BEDROOM 5 DOWNSTAIRS AND DOUBLES AS A STUDY
- LARGE DRIVEWAY AND MATURE REAR GARDEN
- EPC - E
- 1582 SQ FT
- COUNCIL TAX BAND 4
- CLOSE TO ERITH GYM/RIVER THAMES/STATION/SCHOOLS

