

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	EU Directive 2002/91/EC	



ST. PAULS ROAD

ERITH DA8 1HL

Guide price £350,000



St Paul's Road

Approximate Gross Internal Area  
Ground Floor = 47.2 sq m / 509 sq ft  
First Floor = 46.2 sq m / 498 sq ft  
Total = 93.5 sq m / 1007 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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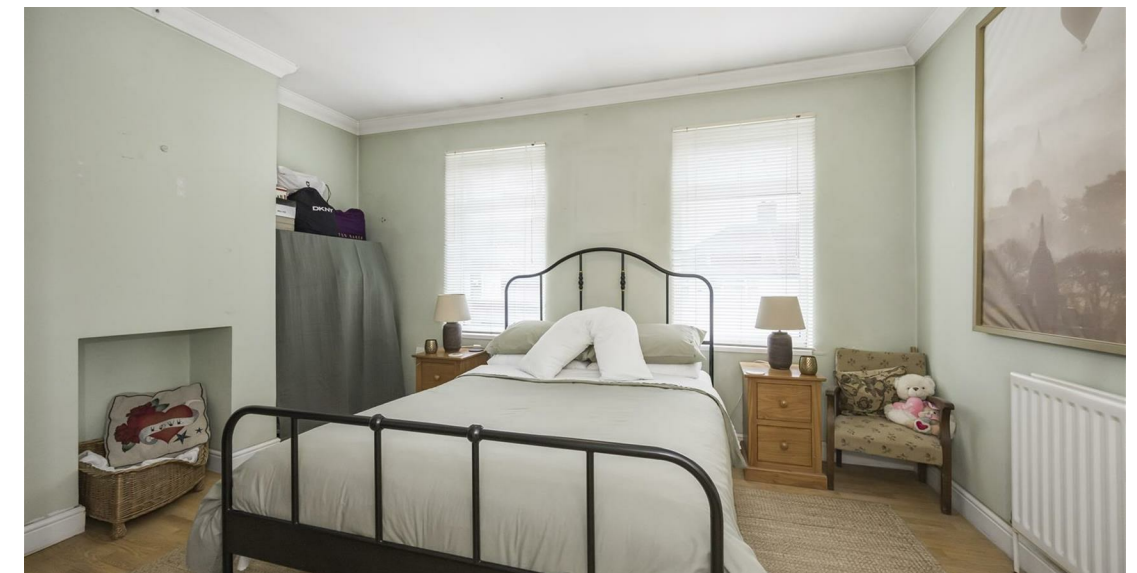
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.







**\*\*GUIDE PRICE £350,000 - £375,000\*\***

**\*\*CHAIN FREE\*\***

This charming terraced house on St. Paul's Road in Erith is a fantastic opportunity for first-time buyers and families alike. Offering spacious and well-proportioned living, the property features three generously sized bedrooms, a reception room, dining room, a well-appointed kitchen, and a lovely garden to the rear. The home is in good overall condition and will be sold chain-free, ensuring a smooth and hassle-free transaction.

Located in the popular Northumberland Heath area, this home is surrounded by excellent local amenities. Families will appreciate the proximity to well-regarded schools, including St. Paul's (Slade Green) Church of England Primary School and St. Fidelis Catholic Primary School, both of which offer excellent educational facilities and a welcoming community atmosphere.

Transport links are also a key highlight of this location. Erith Station provides regular train services to London Bridge in approximately 32 minutes, making it ideal for commuters. Additionally, the area is well-served by multiple bus routes, offering easy connections to surrounding areas.

For shopping and leisure, the property is conveniently close to a variety of local shops, supermarkets, cafes, and restaurants. The nearby parks and the scenic Thames riverfront provide great outdoor spaces for walks and recreational activities.

With its spacious layout, excellent location, and the benefit of being sold chain-free, this property is a fantastic opportunity for those looking to settle in Erith. Don't miss out on making this wonderful house your new home.

**3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS**

## ST. PAULS ROAD

ERITH DA8 1HL

- Chain Free
- Three Bedroom House
- Good Condition Throughout
- Downstairs Bathroom
- On Street Parking
- Close To Amenities
- Good Transport Links
- EPC D61
- Council Tax Band C
- Ideal First Home Or Investment

