

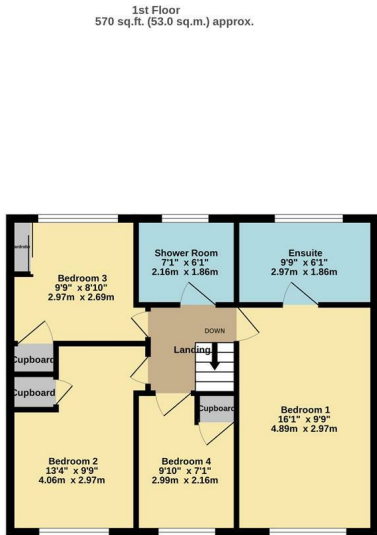
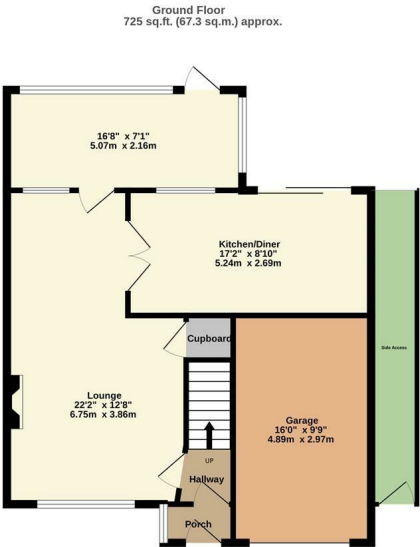
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



WESSEX DRIVE

ERITH DA8 3AA

Guide price £450,000



TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.
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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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CHAIN FREE

Nestled in a quiet cul-de-sac on a prominent corner plot, this large 4-bedroom semi detached house offers incredible space, potential, and versatility. Situated on the borders of Barnehurst, with easy access to the M25 and Slade Green train station with is speedy links to London and Elizabeth Line, this chain-free property is ideal for families or those looking to create their dream home.

The ground floor features a spacious through lounge, a kitchen/diner, and a conservatory-come-utility room, offering flexible living spaces. Upstairs, you'll find four generously sized bedrooms, a shower room, and a large en-suite bathroom, ensuring comfort and practicality for the whole family.

Even though some modernisation is needed, the size, shape, and superb location make this property a standout opportunity. The integral garage, additional garage en bloc, and driveway parking in front of the integral garage provide ample space for vehicles and storage.

This home is packed with potential and located close to local amenities and transport links. Don't miss the chance to turn this spacious property into your forever home—schedule your viewing today!

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

WESSEX DRIVE

ERITH DA8 3AA

- 4 BEDROOM FAMILY HOME
- THROUGH LOUNGE AND KITCHEN/DINER
- NO FORWARD CHAIN/LOVELY PRIVATE GARDEN
- BORDERS OF BARNEHURST WITH EASY ACCESS TO M25
- INTERGAL GARAGE/DRIVEWAY AND A GARAGE EN BLOC
- EN SUITE BATHROOM TO MAIN BEDROOM
- QUIET CUL DE SAC AND A CORNER PLOT POSITION
- EPC- D
- 1295 SQ FT
- COUNCIL TAX BAND D

