


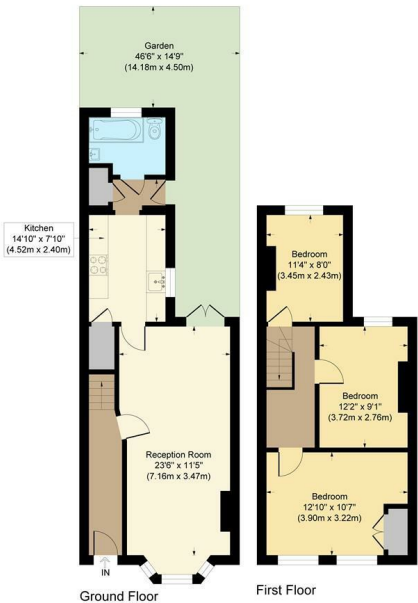
| Energy Efficiency Rating                    |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs |  |                         |   |
| (92 plus) A                                 |  |                         | 85  |
| (81-91) B                                   |  |                         |   |
| (69-80) C                                   |  |                         |   |
| (55-68) D                                   |  |                         |   |
| (39-54) E                                   |  |                         |   |
| (21-38) F                                   |  | 65                      |   |
| (1-20) G                                    |  |                         |   |
| Not energy efficient - higher running costs |  |                         |   |
| England & Wales                             |  | EU Directive 2002/91/EC |  |



HENGIST ROAD

ERITH DA8 1EZ

Guide price £380,000



Hengist Road

Approximate Gross Internal Area  
Ground Floor = 48.3 sq m / 520 sq ft  
First Floor = 40.0 sq m / 431 sq ft  
Total = 88.3 sq m / 951 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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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.







This charming 3-bedroom Victorian terraced home is perfect for first-time buyers, offering great space throughout and a convenient location close to fantastic amenities and transport links.

Step inside to a spacious through lounge, ideal for relaxing and entertaining. The well-presented kitchen leads to a handy lobby area and in turn to the family bathroom on the ground floor. Upstairs, you'll find three generously sized bedrooms, offering plenty of space for a growing family.

The low-maintenance rear garden benefits from rear access, adding practicality to outdoor living. Situated close to Northumberland Heath shopping parade, excellent primary schools, and King Henry Secondary School, this home is perfectly positioned for families.

For commuters, you're ideally located between Erith and Barnehurst train stations, with easy access to the new Elizabeth Line, making travel into London a breeze.

A fantastic opportunity—book your viewing today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## HENGIST ROAD

ERITH DA8 1EZ

- 3 BEDROOM VICTORIAN FAMILY HOME
- WALKING DISTANCE TO NORTHUMBERLAND HEATH SHOPPING PARADE
- CLOSE TO GREAT PRIMARY AND SECONDARY SCHOOLS
- DOWNSTAIRS BATHROOM
- BEAUTIFUL CONDITION FROM START TO FINISH
- IDEAL FOR FIRST TIME BUYERS
- 951 SQ FT
- EPC D
- COUNCIL TAX BAND C
- GOOD SIZE ACCOMMODATION THROUGHOUT

