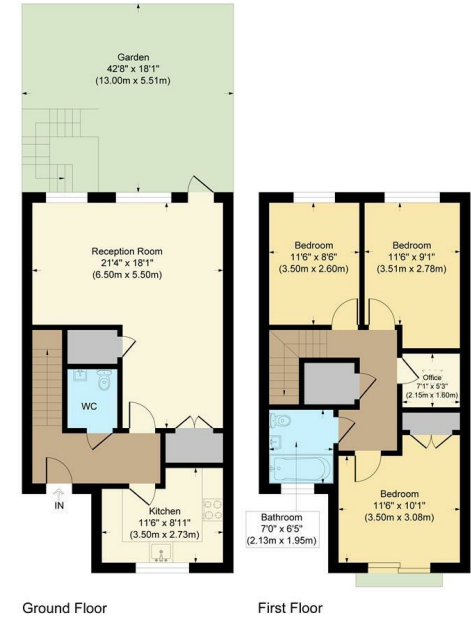


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ballast Road

Approximate Gross Internal Area
Ground Floor = 52.5 sq m / 565 sq ft
First Floor = 52.5 sq m / 565 sq ft
Total = 105.0 sq m / 1130 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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BALLAST ROAD

ERITH DA8 1FN

Guide price £460,000



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www.mlmestateagents.co.uk

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.





£460,000-£490,000

Welcome to this beautifully presented 3/4-bedroom terraced home in the sought-after Quarry eco development, available for the first time since it was built! Perfect for first-time buyers seeking a move-in ready property, this leasehold home is ideal for modern family living.

The ground floor features a spacious lounge, a convenient downstairs WC, and a well-designed kitchen. The low-maintenance rear garden offers a private space to relax, while there is underground parking for 2 vehicles.

Upstairs, you'll find three/four generously sized bedrooms (one being a study) offering ample space for family, guests, or a home office. The property is well-positioned for Zone 6 stations, local amenities, and Limewood Primary School—making it ideal for families.

With a service charge of just £83 per month, this home is part of a modern, eco-friendly development, known for its sustainable living approach.

Don't miss your chance to own a home in this highly sought-after location—book your viewing today! Please note this is a leasehold property.

4 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BALLAST ROAD

ERITH DA8 1FN

- 3/4 BEDROOM NEWER BUILD FAMILY HOME
- WITHIN 10 YEAR NHBC AND ALLOCATED PARKING FOR 2 CARS UNDERGROUND
- HIGHLY SOUGHT AFTER 'THE QUARRY'
- £83 A MONTH SERVICE CHARGE/LONG LEASE (TO BE VERIFIED)
- STUNNING CONDITION THROUGHOUT- IDEAL FOR FIRST TIME BUYERS
- LOCATED CLOSE TO ERITH TRAIN STATION AND A SHORT DRIVE TO THE ELIZABETH LINE
- DOWNSTAIRS WC/UPSTAIRS BATHROOM
- EPC B
- 1130 SQ FT
- COUNCIL TAX BAND D

