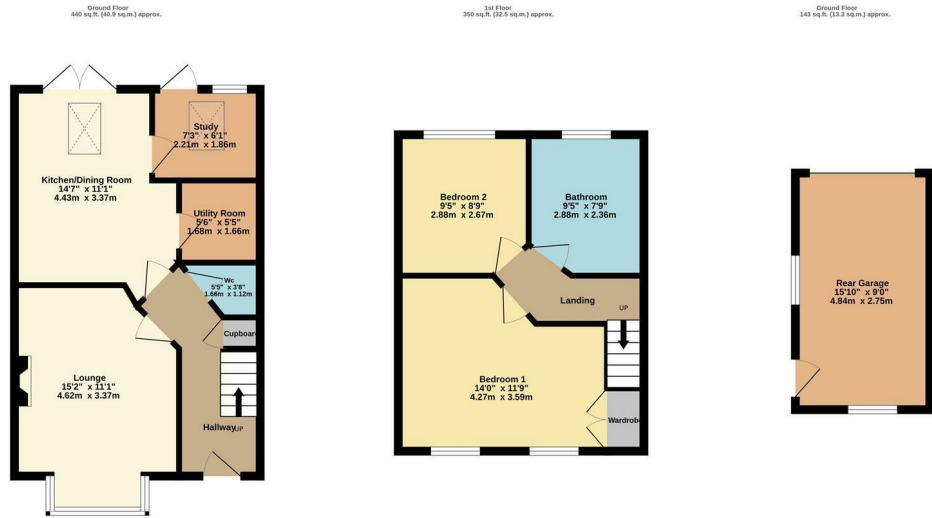
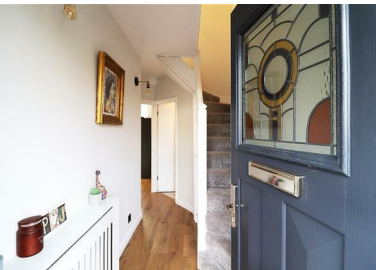
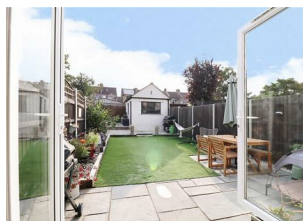
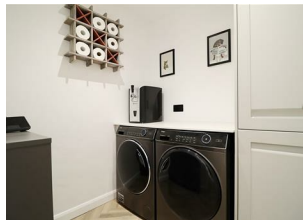


| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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 |



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.  
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COLLINDALE AVENUE  
ERITH DA8 1EE  
Guide price £400,000

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**MLM**  
MURRAY • LEE • MCKENZIE  
ESTATE AGENTS

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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.

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A Terraced Treasure with More Than You'd Expect!

This fabulous 2-bedroom terraced home offers everything – and then some! Step inside to discover a spacious lounge, a sleek modern fitted kitchen, and not just the essentials, but the extras too – a downstairs WC, handy utility room, and even a separate study for home working or hobbies.

Upstairs, prepare to be impressed by the generous bathroom, complete with a separate shower cubicle, plus two well-proportioned bedrooms.

Outside, there's parking for two cars, rear access, and your own garage. The low-maintenance garden with artificial grass means more time to relax and enjoy life.

Perfect for first-time buyers seeking superb value for money with plenty of added features, this home is in stunning condition throughout and is ideally located close to Northumberland Heath shopping parade for everyday convenience.

Don't miss this gem – it's a home that really delivers!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## COLLINDALE AVENUE

ERITH DA8 1EE

- 2 BEDROOM TERRACED HOUSE
- DOWNSTAIRS WC/UTILITY ROOM AND STUDY
- CLOSE TO NORTHUMBERLAND HEATH SHOPPING PARADE
- PARKING FOR 2 VEHICLES
- REAR ACCESS AVAILABLE WITH A LOW MAINTENANCE GARDEN
- LARGE UPSTAIRS BATHROOM WITH SEPERATE SHOWER CUBICLE
- EPC-TBC
- 934 SQ FT
- COUNCIL TAX BAND C

