

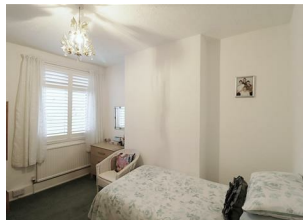
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



OAK ROAD

ERITH DA8 2NL

Guide price £350,000



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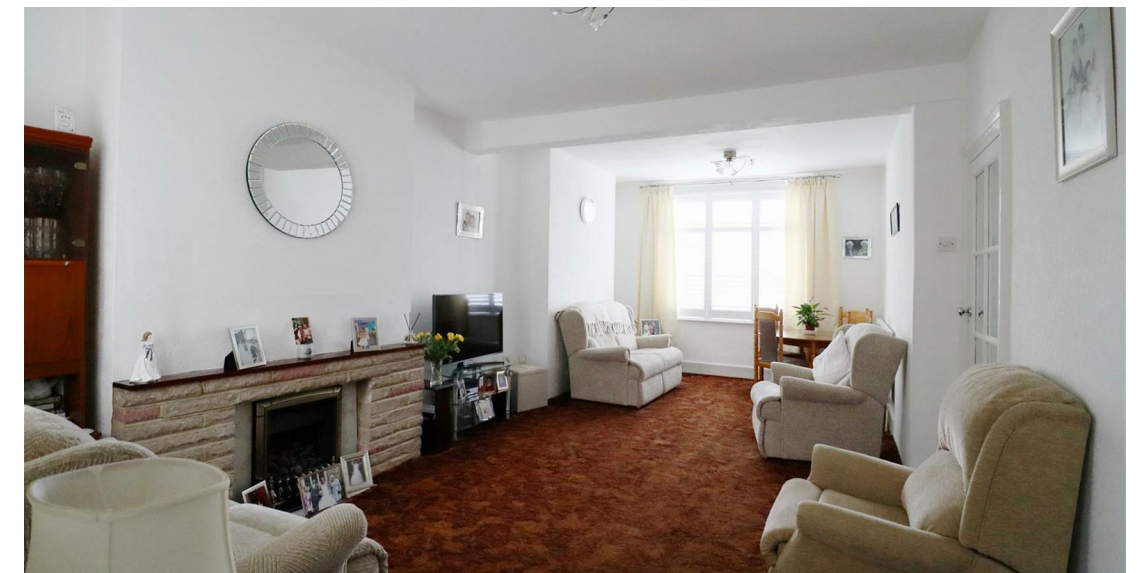
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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

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£350,000-£375,000

Perfectly positioned just a few hundred steps from Slade Green Station, this delightful three-bedroom end of terraced railway cottage offers generous living space and unbeatable convenience—ideal for commuters, first-time buyers, or investors alike.

The property features a large through lounge, perfect for family living and entertaining, and a modern downstairs shower room. The kitchen provides plenty of space and leads out to a large, low-maintenance paved rear garden, ideal for outdoor dining or relaxing.

With spacious rooms throughout and a charming period feel, this home combines character with practicality in a location that's hard to beat.

A wonderful opportunity for those seeking a property with great proportions, excellent transport links, and plenty of potential.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

OAK ROAD

ERITH DA8 2NL

- 3 BEDROOM END TERRACED 'RAILWAY COTTAGE'
- SHORT STROLL TO SLADE GREEN TRAIN STATION
- DOWNSTAIRS SHOWER ROOM
- LARGE PAVED REAR GARDEN BACKING ONTO RAILWAY
- GENEROUS SIZED ACCOMMODATION THROUGHOUT
- EPC
- 947 SQ FT
- COUNCIL TAX BAND C

