

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

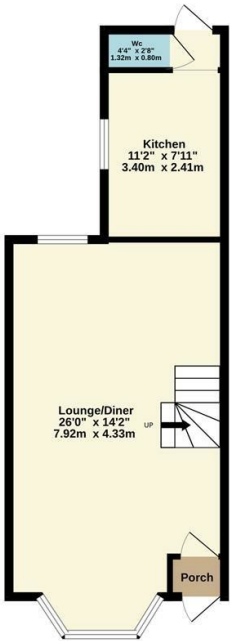


HENGIST ROAD

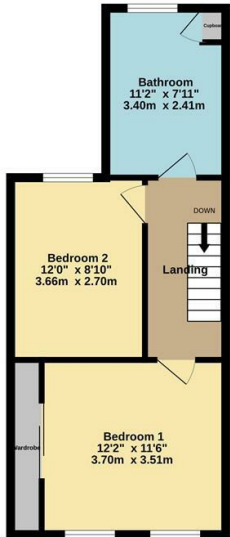
ERITH DA8 1EZ

Guide price £375,000

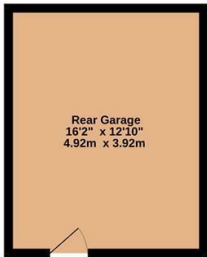
Ground Floor
458 sq.ft. (42.6 sq.m.) approx.



1st Floor
422 sq.ft. (39.2 sq.m.) approx.



Ground Floor
207 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.
Made with Metropix C0025



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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.





LARGE UPSTAIRS BATHROOM & DOWNSTAIRS WC

This large two-bedroom Victorian terraced home offers generous accommodation and plenty of character, perfectly positioned within walking distance of Northumberland Heath's popular shopping parade and local amenities.

The property features a welcoming through lounge/dining area, a modern fitted kitchen, and a convenient downstairs WC. Upstairs, you'll find two spacious bedrooms and a large family bathroom, offering both comfort and practicality.

Externally, there is rear access leading to a garage, currently used as a playroom and storage space offering flexibility for future use. The rear garden provides a pleasant outdoor area, while on-road parking is available on a first-come, first-served basis.

With its generous layout, excellent location, and charming period appeal, this property makes an ideal first home and a great opportunity to step onto the property ladder.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

HENGIST ROAD

ERITH DA8 1EZ

- 2 BEDROOM VICTORIAN TERRACED
- LARGE UPSTAIRS BATHROOM
- DOWNSTAIRS WC
- SPACIOUS ACCOMMODATION THROUGHOUT
- REAR ACCESS AVAILABE WITH GARAGE TO THE REAR (CURRENTLY USED AS STORAGE/PLAYROOM)
- WALKING DISTANCE TO NORTHUMBERLAND HEATH SHOPPING PARADE
- EPC D
- 1087 SQ FT
- COUNCIL TAX BAND C

