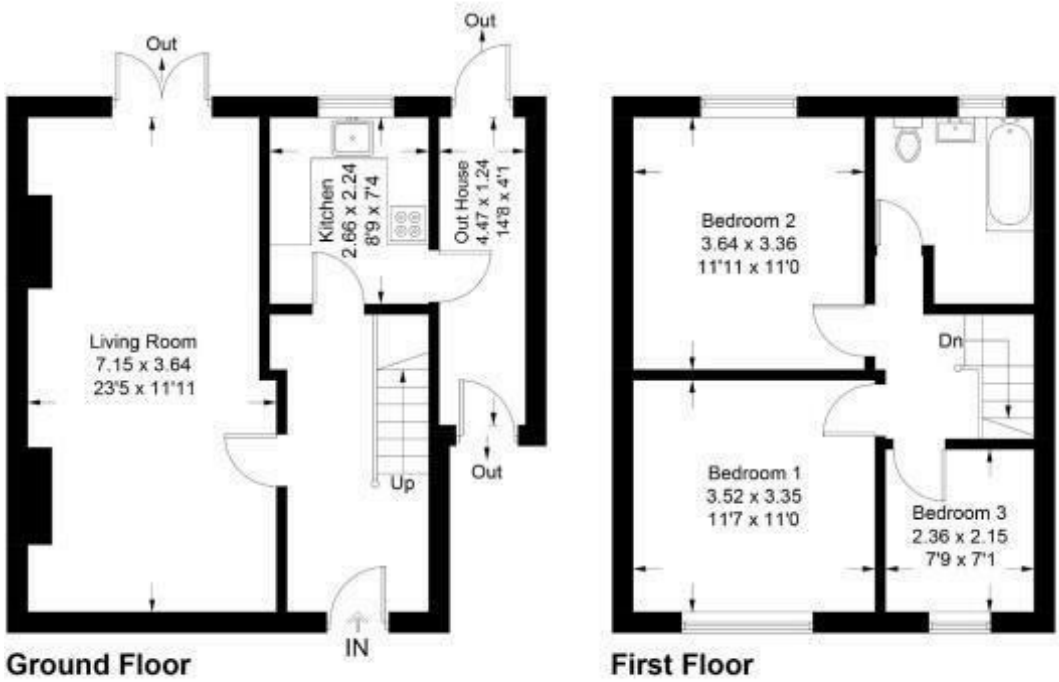


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Luddesdon Road, Erith, DA8



Approximate Gross Internal Area
Ground Floor = 48.3 sq m / 520 sq ft
First Floor = 41.5 sq m / 447 sq ft
Total = 89.8 sq m / 967 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. (ID1127391)



LUDES DON ROAD
ERITH DA8 1NG
£1,800 Per month



22 Albert Road, Belvedere, Kent, DA17 5LJ

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sales@mlmestateagents.co.uk
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.





AVAILABLE IMMEDIATELY AND VIEWINGS AVAILABLE TODAY!!!!

6 MONTH LET ONLY!

Welcome to this newly refurbished semi-detached house, ideally situated on the desirable Luddesdon Road in Erith, DA8. This charming property boasts two double bedrooms and a single, making it perfect for families seeking a comfortable and inviting home.

As you step inside, you will be greeted by a spacious interior that has been thoughtfully updated to meet modern living standards. The open layout allows for a seamless flow between the living areas, creating an ideal space for both relaxation and entertaining. The property also features a well-appointed bathroom, ensuring convenience for all family members.

The outdoor space offers potential for gardening or simply enjoying the fresh air, making it a delightful retreat for both children and adults alike.

Located in a vibrant community, this property is in close proximity to local amenities, including shops, schools, and parks, ensuring that all your daily needs are easily met. Additionally, the excellent transport links in the area make commuting to nearby towns and cities a breeze.

This semi-detached house on Luddesdon Road presents a wonderful opportunity for those looking to settle in a family-friendly neighbourhood. With its modern finishes, spacious layout, and prime location, it is a must-see for anyone in search of their next home. Don't miss the chance to make this lovely property your own.

EPC D
Council Tax - Included

3 BEDROOMS • null RECEPTION ROOMS • 1 BATHROOMS

LUDDESDON ROAD

ERITH DA8 1NG

- THREE BEDROOM SEMI DETACHED
- 967 SQ FT
- RECENTLY REFURBISHED TO A BEAUTIFUL STANDARD
- COUNCIL TAX INCLUDED
- BORDERS OF BEXLEYHEATH/BELVEDERE
- AVAILABLE IMMEDIATELY
- CLOSE TO BELMONT AND BURSTED WOODS PRIMARY SCHOOL'S
- EPC D
- 6 MONTH LET ONLY

