



Two double
bedroom older
style cottage home
being sold with no
chain ideally
located for Erith
town centre and
train station

£300,000




Hazell Holland
SALES & LETTINGS

31 Manor Road
Erith
Kent
DA8 2AE



Entrance Hall

Double glazed frosted door. Double glazed slash window to side. Coved ceiling.

Lounge

11'8 x 10' (3.56m x 3.05m)
Double glazed sash window to front. Laminate wood floor.
Coved ceiling. Double radiator. Working cast iron fire place.

Kitchen Diner

11'8" 10'7" (3.56m 3.25m)
Double glazed sash window to rear. Laminate wood floor.
Double radiator. Tiled splash backs. Wall mounted boiler.
Plumbing for washing machine. One and half single drainer
sink unit with mixer tap. Range of wall and base units with
built-in oven, hob and extractor fan.

Lobby

Part glazed door leading to garden. Vinyl floor.

Ground Floor Bathroom

10' x 6'5 (3.05m x 1.96m)
Frosted window to side. Window to rear. vinyl floor. Heated
towel rail. Tiled splash backs. Panel bath with shower mixer
tap. Pedestal hand wash basin. Low level w.c.

Landing

Carpet. Access to loft.

Bedroom One

12'3 x 10'3 (3.73m x 3.12m)
Double glazed sash window to front. Carpet. Double radiator.
Built-in storage cupboard.

Bedroom Two

10'9 x 9'9 (3.28m x 2.97m)
Double glazed sash window to rear. Carpet. Double radiator.
Built-in storage cupboard.

Garden

60' (18.29m)
Paved area. Patio area. Lawn. Flower bed.



Hazell Holland offer this charming Manor Road in Erith, this delightful mid-terrace Victorian cottage offers a perfect blend of character and modern convenience. Built in 1900, the property boasts a warm and inviting atmosphere, making it an ideal choice for first-time buyers seeking their dream home.

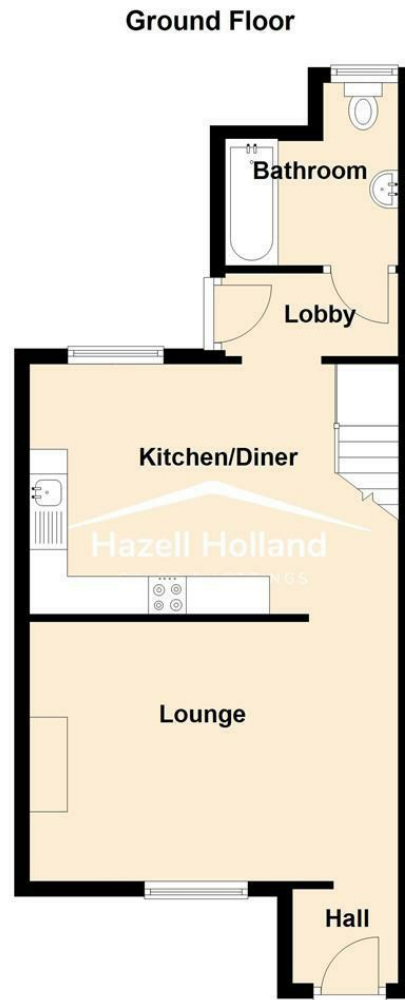
Spanning an area of 753 square feet, the house features a well-proportioned reception room that serves as a welcoming space for relaxation and entertaining. The two comfortable bedrooms provide ample space for rest, while the bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the 60-foot rear garden, which offers a private outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garden presents a wonderful opportunity for outdoor gatherings or quiet moments of solitude.

The property is enhanced by double-glazed sash windows, ensuring warmth and energy efficiency throughout the seasons. Its prime location offers easy access to the bustling town centre, where a variety of shops and amenities await. Additionally, Erith Station is within close proximity, providing excellent transport links for commuters.

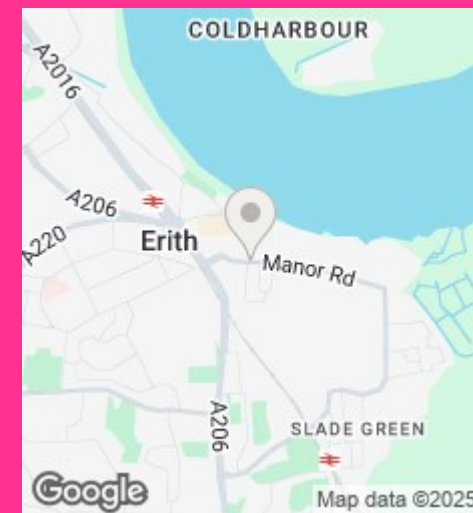
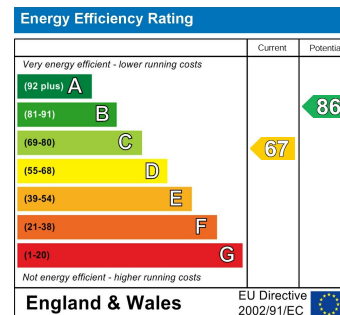


This charming Victorian cottage is offered chain-free, making the purchasing process straightforward and hassle-free. With its appealing features and convenient location, this property is a fantastic opportunity for those looking to step onto the property ladder in a vibrant community. Don't miss the chance to make this lovely house your new home.



Total area: approx. 55 sq. metres (592.01 sq. feet)

This plan is general layout guidance and may not be to scale.
Plan produced using PlanUp.



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