



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

**Northumberland Way,  
Erith, Kent, DA8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- A good sized family home
- Generous and private rear garden
- Handy utility room and downstairs cloakroom
- Driveway with multi off road parking
- Excellent schools nearby and walking distance of Barnehurst Rail Station

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Dining Area: 16'4 x 10'3 (4.98m x 3.13m)  
 Lounge: 16'3 x 11'2 (4.96m x 3.41m)  
 Kitchen: 12'3 x 8'9 (3.74m x 2.67m)  
 Utility Room: 8'5 x 5'7 (2.57m x 1.70m)  
 Toilet

### FIRST FLOOR

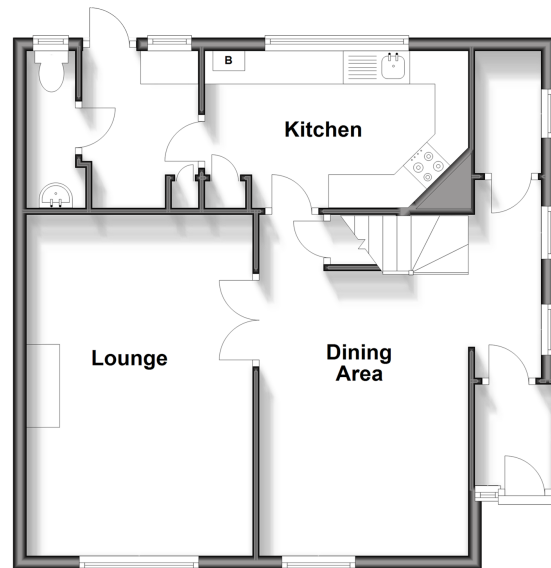
Landing  
 Bedroom 1: 13'8 x 9'6 (4.17m x 2.90m)  
 Bedroom 2: 12'5 x 7'2 (3.79m x 2.19m)  
 Bedroom 3: 11'3 x 9'4 (3.43m x 2.85m)  
 Bathroom

### OUTSIDE

Garden to Front  
 Driveway to Front  
 Garden to Rear

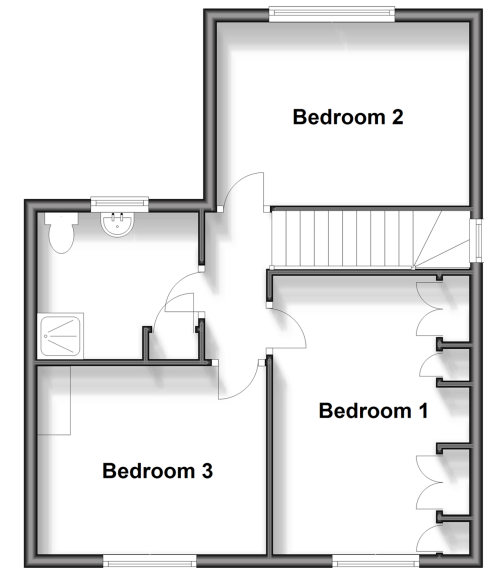
### Ground Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



### First Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



Call Barnehurst - 01322 335525 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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