



**OVER 60?**

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

**Price**

**£400,000**

**Freehold**

3x  1x  1x 

**Page Crescent, Erith,  
Kent, DA8**

*Wards*  
Helping you move forwards





## Main features

- End of terrace family home
- Handy lean to and downstairs cloakroom
- Large kitchen/diner, ideal for entertaining
- Good size plot with garage, driveway and a generous garden with sheds

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'5 x 11'4 (4.70m x 3.46m)

Kitchen/Diner: 15'6 x 9'9 (4.73m x 2.97m)

Lean To

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 10'5 (3.48m x 3.18m)

Bedroom 2: 10'4 x 9'8 (3.15m x 2.95m)

Bedroom 3: 8'4 x 7'9 (2.54m x 2.36m)

Bathroom

### OUTSIDE

Front Garden

Driveway

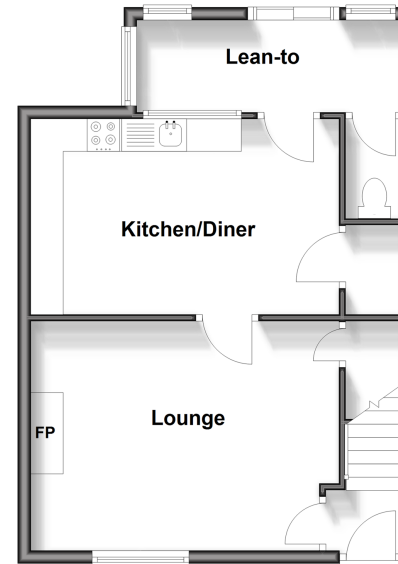
Garage

Rear Garden

Workshop

### Ground Floor

Approx. 44.2 sq. metres (475.7 sq. feet)



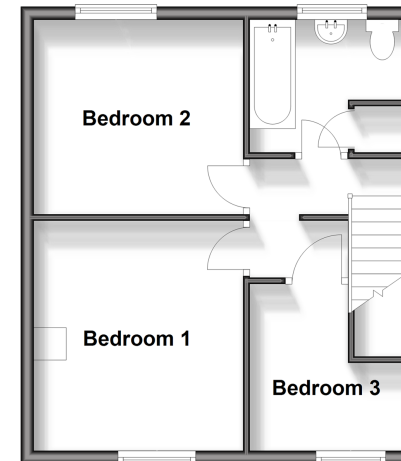
### Outbuilding

Approx. 6.1 sq. metres (65.9 sq. feet)



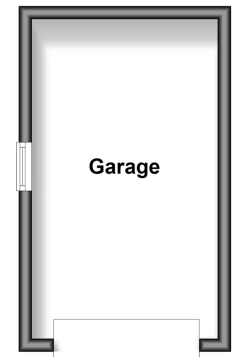
### First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



### Outbuilding

Approx. 14.1 sq. metres (151.8 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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