



OVER 60?

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

Price

£425,000

Freehold

3x  2x  1x 

**Canada Road, Erith,
Kent, DA8**

Wards
Helping you move forwards



Main features

- An extended family home
- Driveway with off road parking
- Low maintenance rear garden
- An outhouse which is ideal for storage or if you work from home
- Convenient for Slade Green Rail Station with access to the Elizabeth Line

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge/Dining Room: 17'0 x 11'6 (5.19m x 3.51m)
Kitchen: 10'6 x 5'6 (3.20m x 1.68m)

FIRST FLOOR

Landing
Bedroom 2: 11'6 x 8'5 (3.51m x 2.57m)
Bedroom 3: 9'8 x 9'5 (2.95m x 2.87m)
Bathroom

SECOND FLOOR

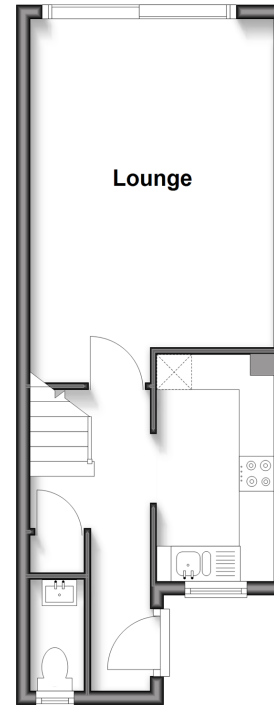
Bedroom 1: 11'0 x 7'0 (3.36m x 2.14m)
En-Suite Shower Room
Eaves

OUTSIDE

Rear Garden
Studio Room
Storage
Off road parking

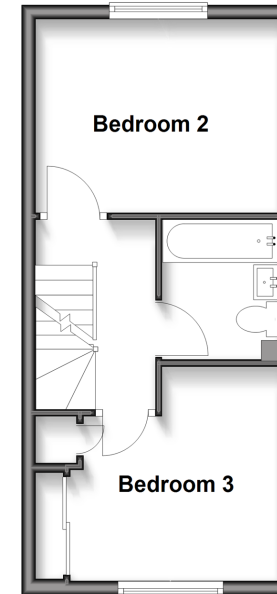
Ground Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



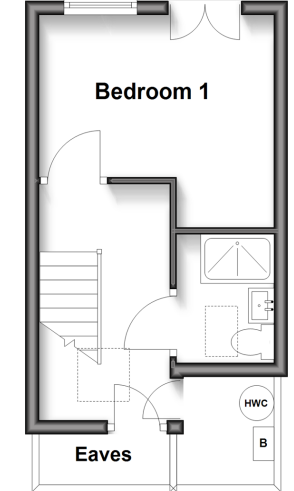
First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Second Floor

Approx. 18.4 sq. metres (198.5 sq. feet)



Call Barnehurst - 01322 335525 ■ wardsofKent.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