



## 4 Aperfield Road, Erith

- Chain Free Terraced House
  - Good Size Garden
  - Close to Shops
  - Three Bedrooms
  - Floor Area: 734
- Spacious Property
  - Large master bedroom
  - Garage at Rear
  - Call Hunters to view
  - EPC Rating C

**Offers Over £375,000**

**HUNTERS®**  
HERE TO GET *you* THERE

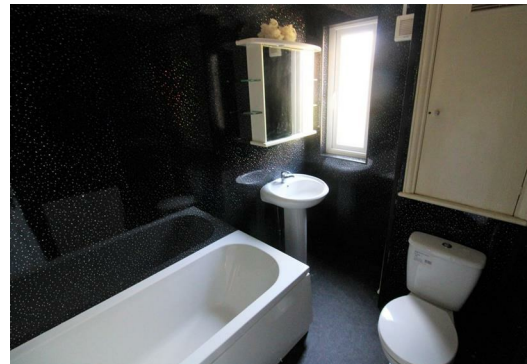
This three bedroom spacious mid-terrace house is offered with vacant possession.

The property is situated close to Erith's Town Centre giving good access to shops, schools and the local train station.

The accommodation comprises of an entrance porch, lounge, family bathroom. To the first floor there are three bedrooms.

Externally there is a large rear garden and a garage.

Please CALL HUNTERS now to arrange a viewing.

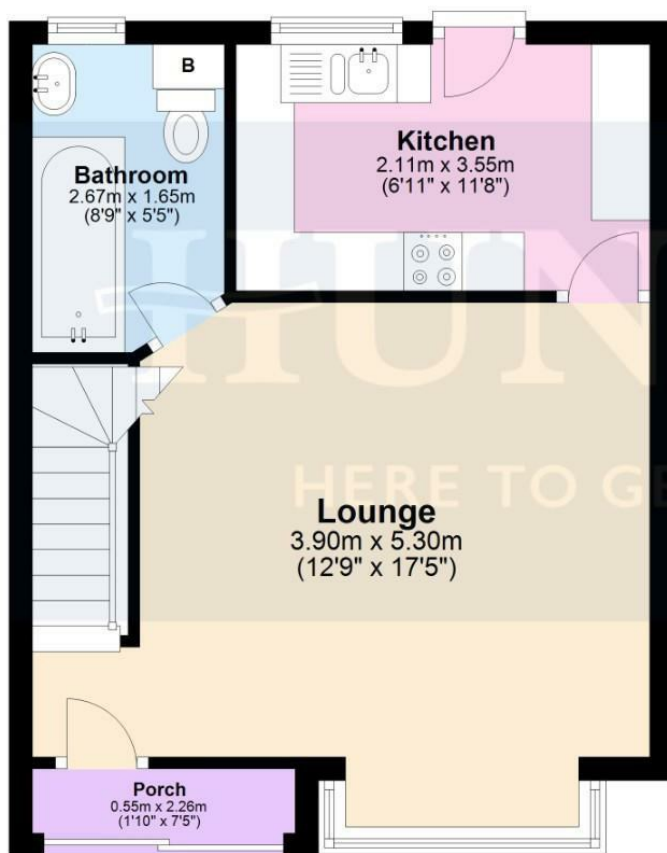






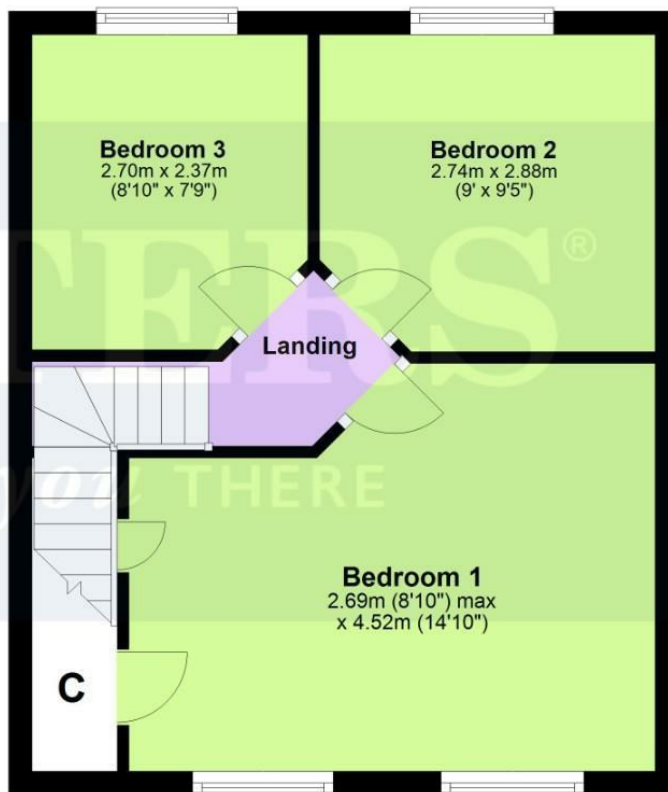
## Ground Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



## First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 68.2 sq. metres (734.1 sq. feet)

## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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