



Lincoln Road

Erith, DA8 2DT

Offers Over £375,000



- Spacious semi detached home
- Close to local schools, shops & transport
- Open plan lounge/diner & kitchen
- Room to extend (STPP)
- Floor Area: 824 total sq ft

- Well presented throughout
- Two double bedrooms
- Good size rear garden
- Call Hunters to view
- EPC Rating: D

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Nestled in the desirable Lincoln Road of Erith, this well-presented semi-detached house offers a cozy retreat for those seeking comfort and convenience. This property presents an excellent opportunity to own a slice of suburban paradise.

Step inside to discover an inviting open-plan layout, seamlessly blending the lounge, dining area, and kitchen into one harmonious space. Whether you're entertaining guests or enjoying a quiet night in, this versatile area provides the perfect backdrop for all your living needs.

Venture upstairs to find two spacious double bedrooms, offering ample space for rest and relaxation. The bathroom, conveniently located on the first floor, provides a haven for pampering and self-care.

Outside, the property boasts a nice-sized rear garden, ideal for outdoor gatherings, gardening projects, or simply basking in the sunshine on lazy afternoons. With the added convenience of outside storage, you'll have plenty of room to store your gardening tools and outdoor equipment.

Parking is a breeze with off-road space for two cars, ensuring hassle-free arrivals and departures. Located in close proximity to local amenities, schools, and transportation links, this home offers easy access to everything you need for modern living.

Don't miss the chance to make this delightful semi-detached house your own. Contact Hunters today to schedule a viewing and take the first step towards calling Lincoln Road your new home sweet home.

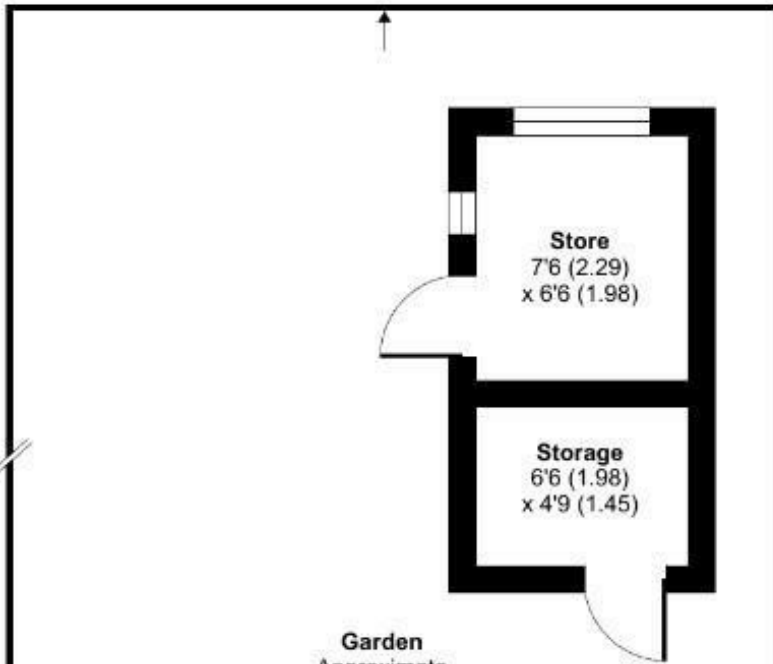
Lincoln Road, Erith, DA8

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 80 sq ft / 7.4 sq m

Total = 824 sq ft / 76.5 sq m

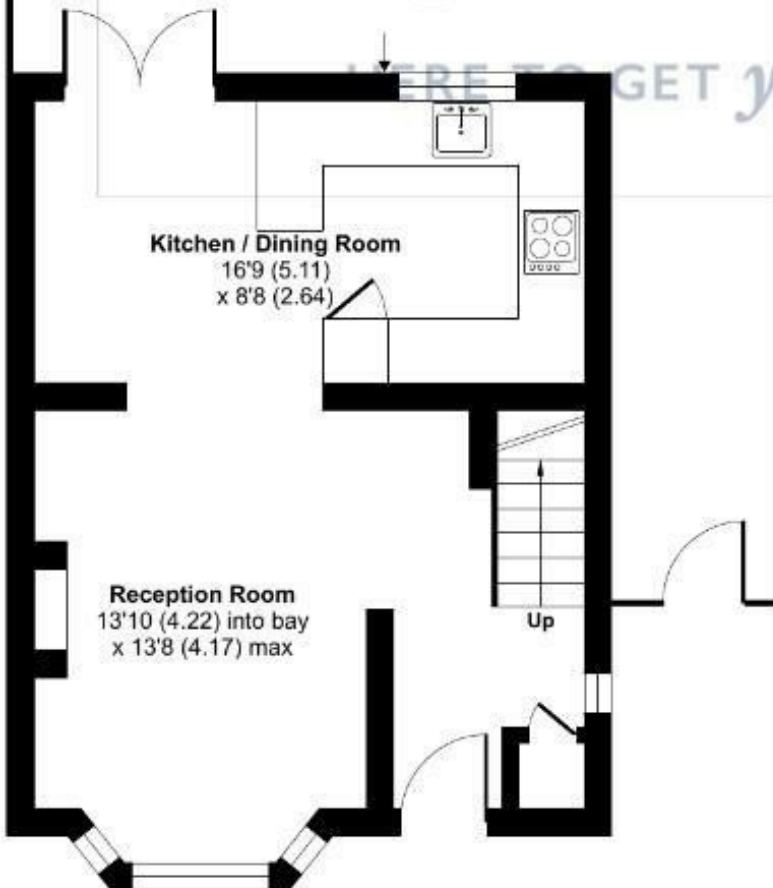
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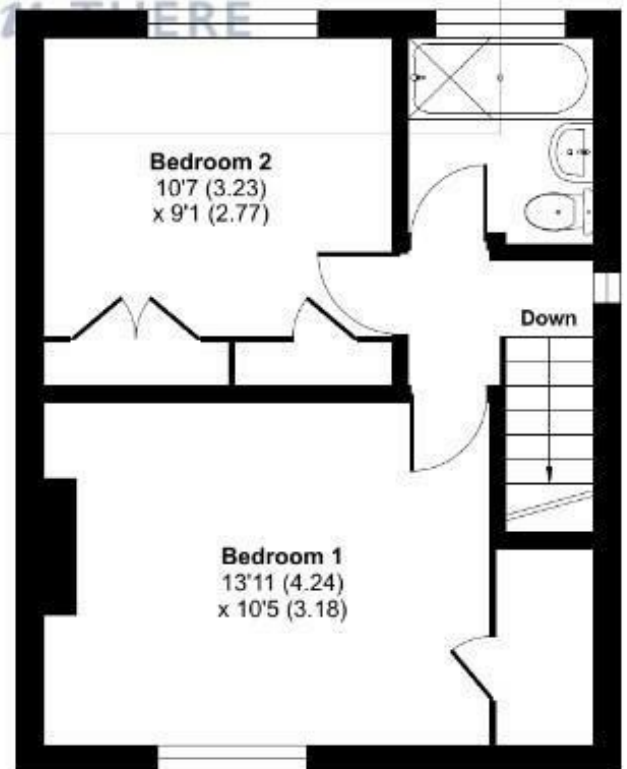
Garden
Approximate
60' (18.29)
x 24' (7.32)

HUNTERS®

HERE TO GET YOU THERE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd. Abbeville & Dealbyboth. REF: 1102743

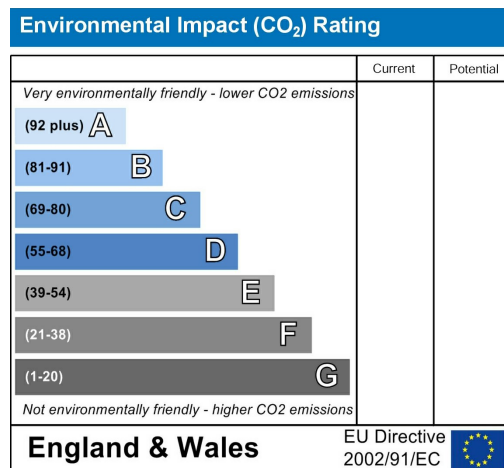
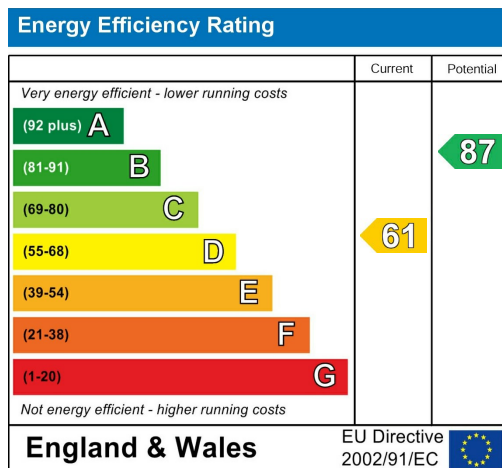
Tel: 01322 318100







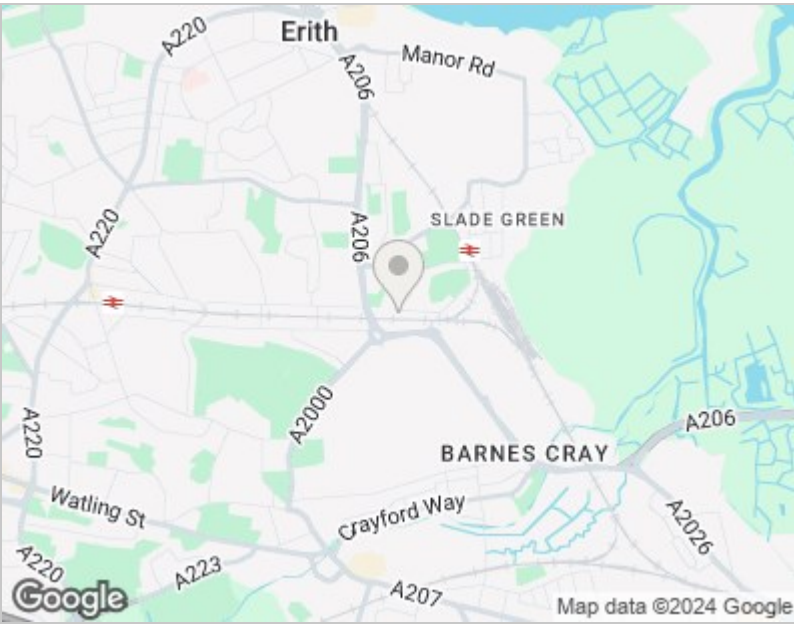
Energy Efficiency Graph



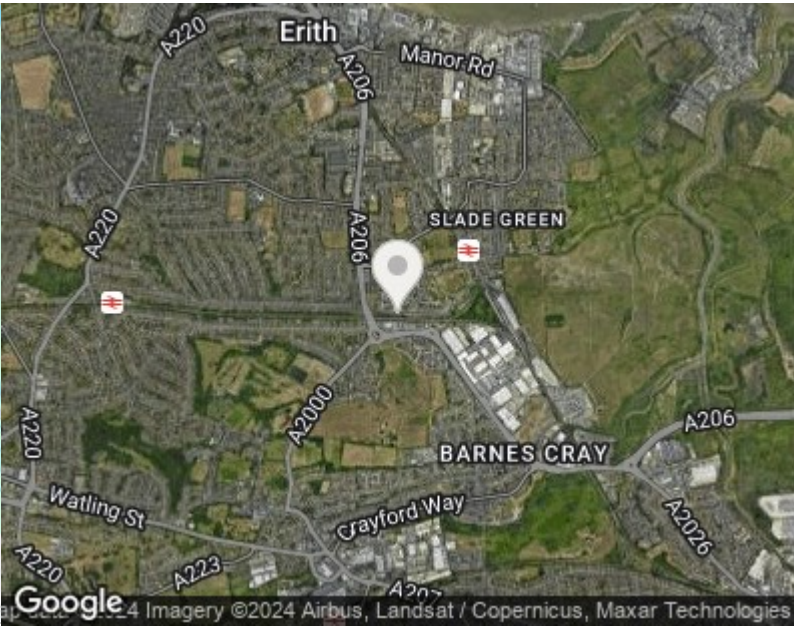
Viewing

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

Road Map



Hybrid Map





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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