



## The Drive

Erith, DA8 1ED

Offers Over £535,000



- Quiet cul de sac location
- Ground floor shower room & first floor bathroom
- Nice size kitchen & conservatory
- Backing on to a lovely playing field
- Floor Area: 1534 total sq ft

- Four bedrooms
- Open plan lounge/diner
- Bonus loft room - ideal study
- Call Hunters to view
- EPC Rating: D

# The Drive

Erith, DA8 1ED

Offers Over £535,000



**\*\* PRICE RANGE £535,000 - £550,000 \*\***

Nestled in the serene surroundings of The Drive, Erith, this charming 4-bedroom, 2-bathroom house is a true gem waiting to be discovered. This property offers a perfect blend of comfort and style.

As you step into this delightful home, you are greeted by an open plan lounge/diner, a ground floor shower room, a well-appointed kitchen, and a lovely conservatory that bathes the space in natural light. The four bedrooms and bathroom on the first floor provide ample space for relaxation and privacy.

One of the standout features of this property is the bonus loft space, ideal for creating a cosy study or a peaceful retreat. Imagine unwinding in your own private sanctuary, away from the hustle and bustle of daily life.

The low maintenance rear garden is a tranquil oasis with an artificial lawn, perfect for enjoying a morning coffee or hosting a summer barbecue with friends and family. The property's location in a quiet cul de sac, backing onto a playing field, offers stunning views and a sense of tranquility that is hard to come by.

If you are looking for a home that combines comfort, style, and a touch of serenity, look no further. Contact Hunters today to arrange a viewing and discover the endless possibilities that this property has to offer.

# The Drive, Erith, DA8

Approximate Area = 1408 sq ft / 130.8 sq m

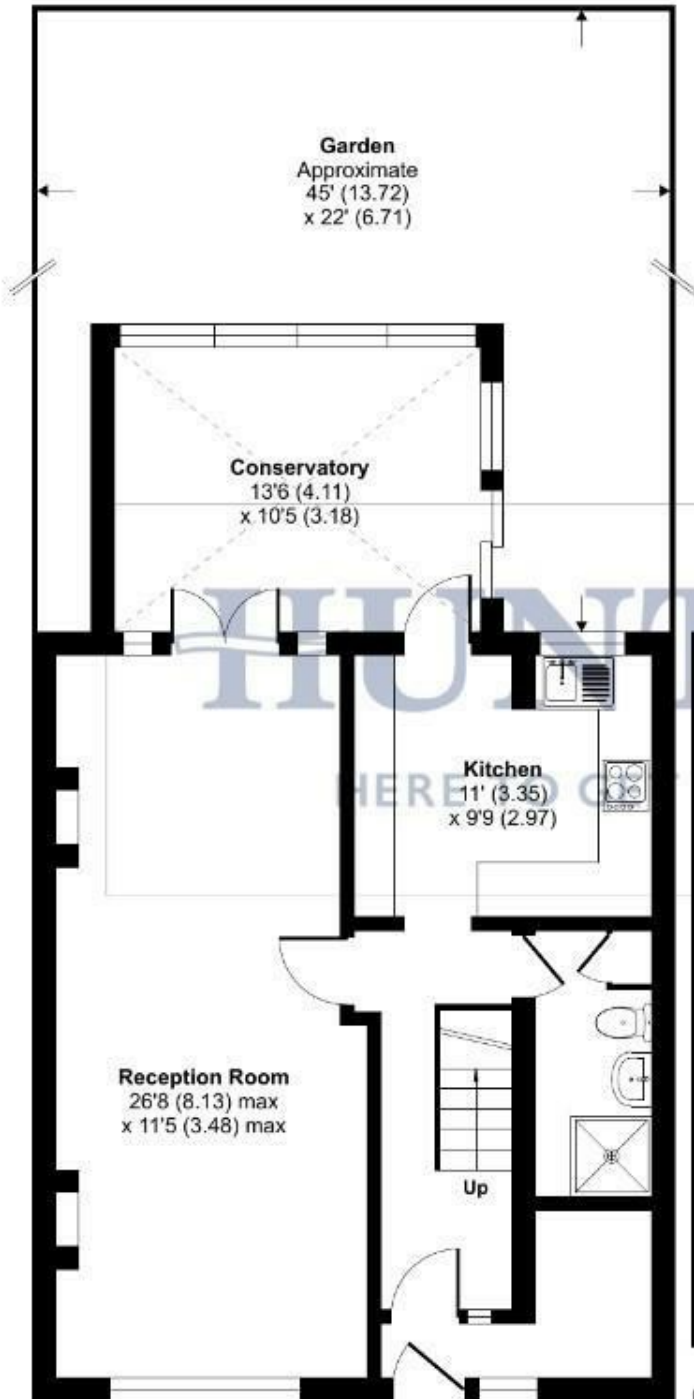
Limited Use Area(s) = 126 sq ft / 11.7 sq m

Total = 1534 sq ft / 142.5 sq m

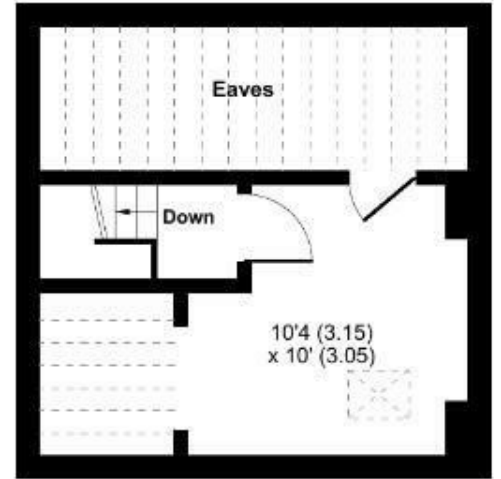
For identification only - Not to scale



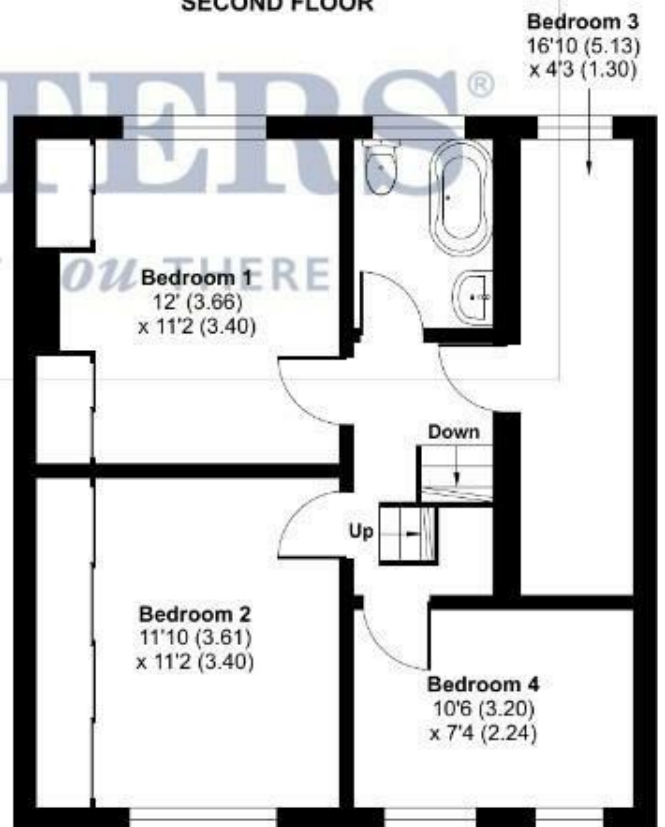
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR

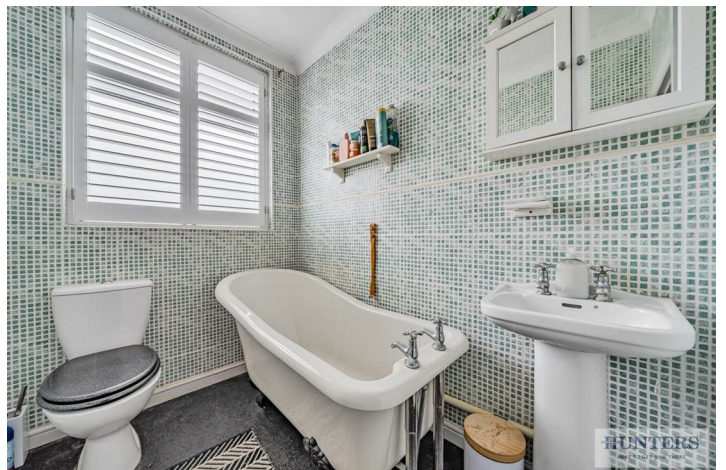
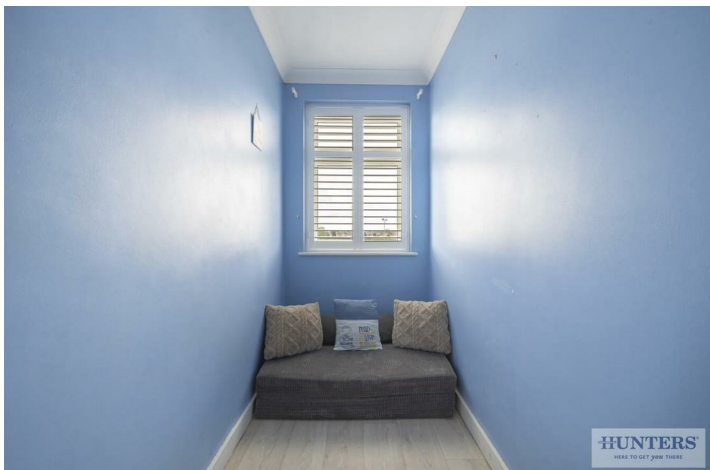


FIRST FLOOR



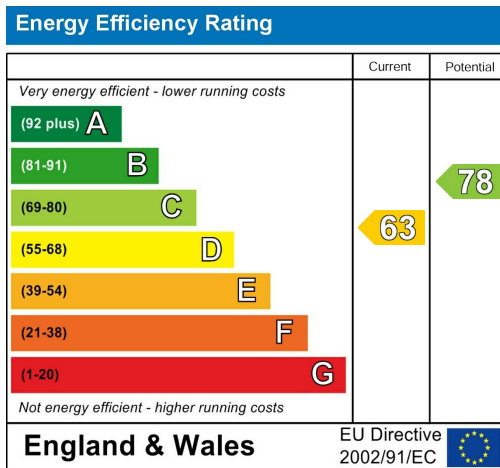
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1123542







## Energy Efficiency Graph



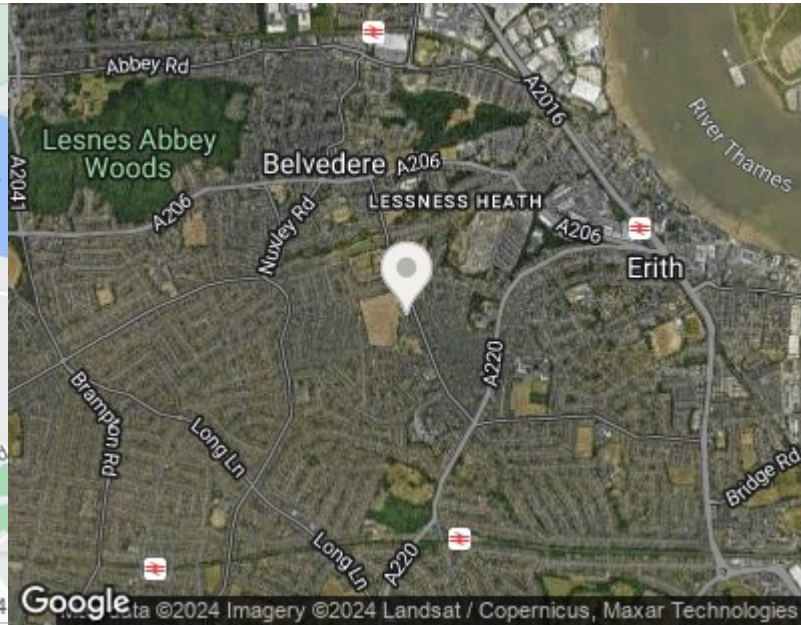
## Viewing

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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