

## Erith Road, , Bexleyheath, Kent, DA7 6BN

- Well presented home
- Three good size bedrooms
- Modern open plan kitchen/diner
- Two allocated parking spaces
- Floor Area: 923 SQ FT
- Great central location
- Generous size lounge
- Large rear garden
- Call Hunters to view
- EPC Rating: D

**Offers Over £450,000**





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## DESCRIPTION

Hunters are delighted to offer to the market this very well presented home which is perfectly positioned for Bexleyheath town centre, giving you great access to a range of primary, secondary and grammar schools, shops, bars, restaurants and transport including being within walking distance to Barnehurst train station!

The spacious accommodation comprises of an entrance hall which gives access to all of the ground floor living space.

To the front of the home is a good size bay fronted lounge, the bay not only adds to the character of the home but also adds a little more space.

To the rear of the property is an open plan kitchen/dining room, this is a lovely modern area which offers plenty of natural light as well as leading out to the rear garden.

To the first floor there are **THREE GOOD SIZE** bedrooms and the family bathroom.

There are front and rear gardens as well as **TWO ALLOCATED** parking bays to the rear of the property!

This home ticks a lot of boxes when searching, so don't delay call Hunters today to arrange your viewing!



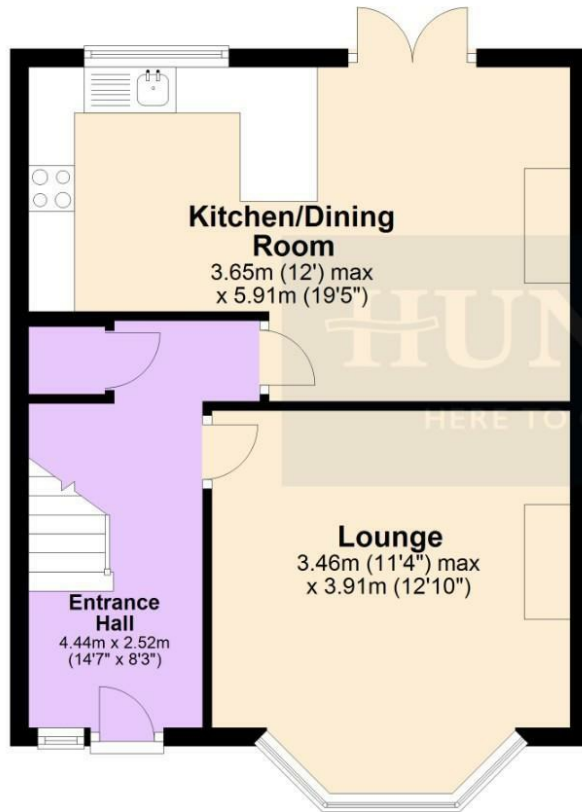






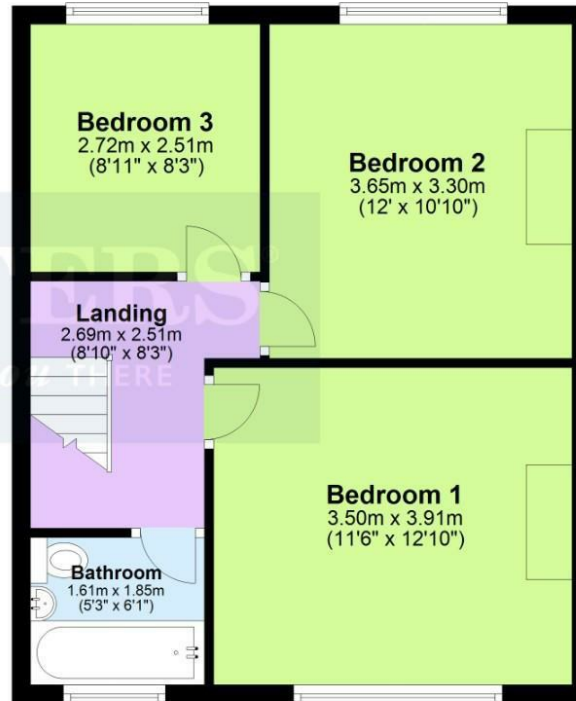
## Ground Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)

### Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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>			
(81-91) <b>B</b>			
(69-80) <b>C</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.