



Newbery Road

Erith, DA8 2BZ

Price Range £400,000



- Chain free
- Off road parking for two cars
- First floor bathroom & WC
- Kitchen & rear garden
- Floor Area: 874 sq ft

- Semi detached home
- Three good size bedrooms
- Two reception rooms
- Call Hunters to view
- EPC Rating: C

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**** CHAIN FREE HOME ****

**** PRICE RANGE £400,000 - £420,000 ****

Nestled on Newbery Road in the charming town of Erith, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. Spanning an impressive 874 square feet, the property boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The ground floor also features a functional kitchen, providing ample room for culinary creativity. Ascending to the first floor, you will discover three generously sized bedrooms, ideal for restful nights and personal retreats. The bathroom, along with a separate WC, ensures convenience for the entire household.

This home is particularly appealing due to its chain-free status, allowing for a smooth and efficient purchase process. The property is conveniently located near local schools, shops, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

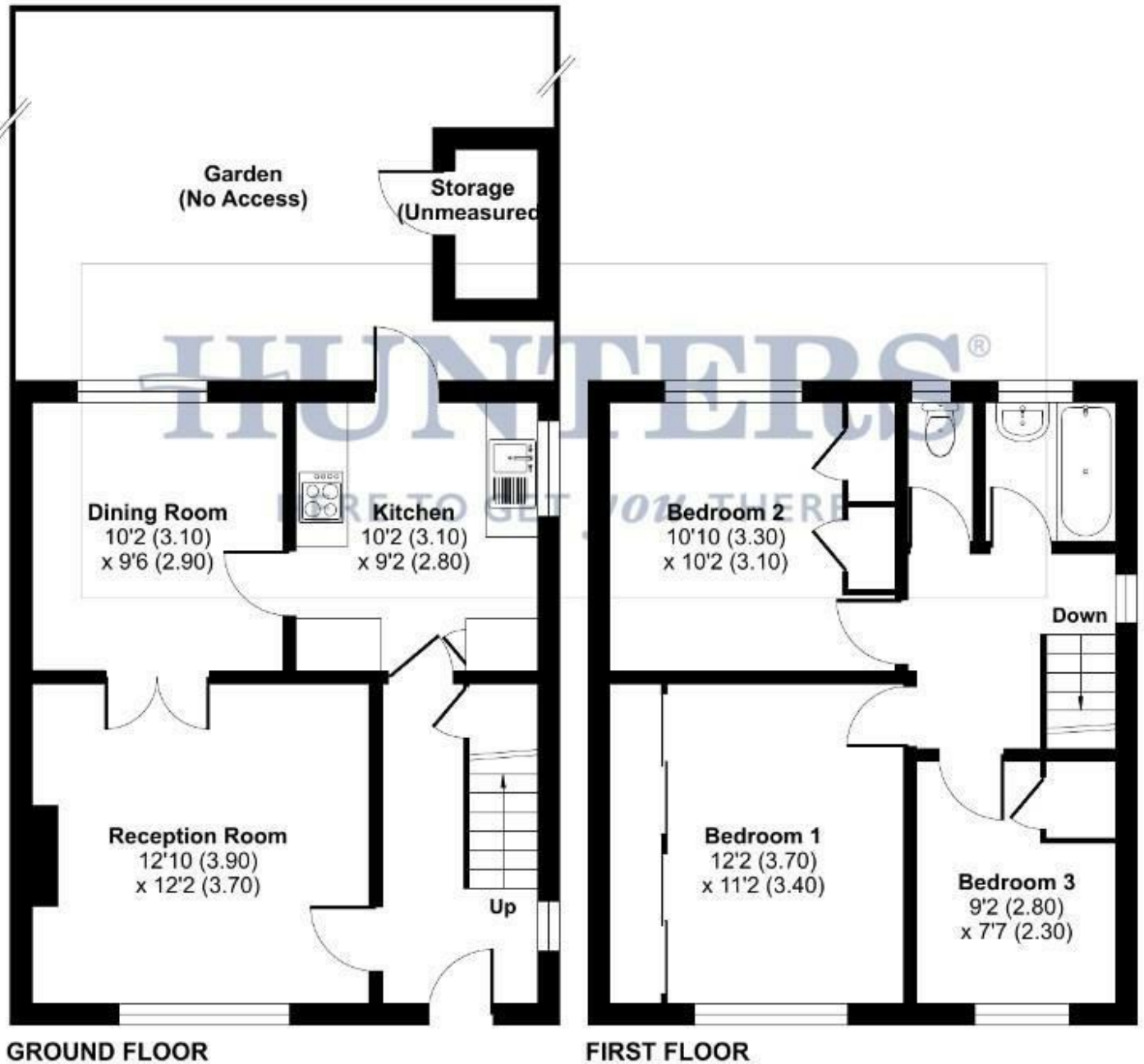
Outside, the front of the house offers off-road parking for two vehicles, a valuable asset in today's busy world. The rear garden provides a private outdoor space, perfect for enjoying sunny days or hosting family gatherings.

This semi-detached home on Newbery Road is a rare find, combining comfort, convenience, and potential. Do not miss the chance to view this lovely property; contact Hunters Bexleyheath today to arrange a visit.

Newbery Road, Erith, DA8

Approximate Area = 874 sq ft / 81.1 sq m (excludes storage)

For identification only - Not to scale

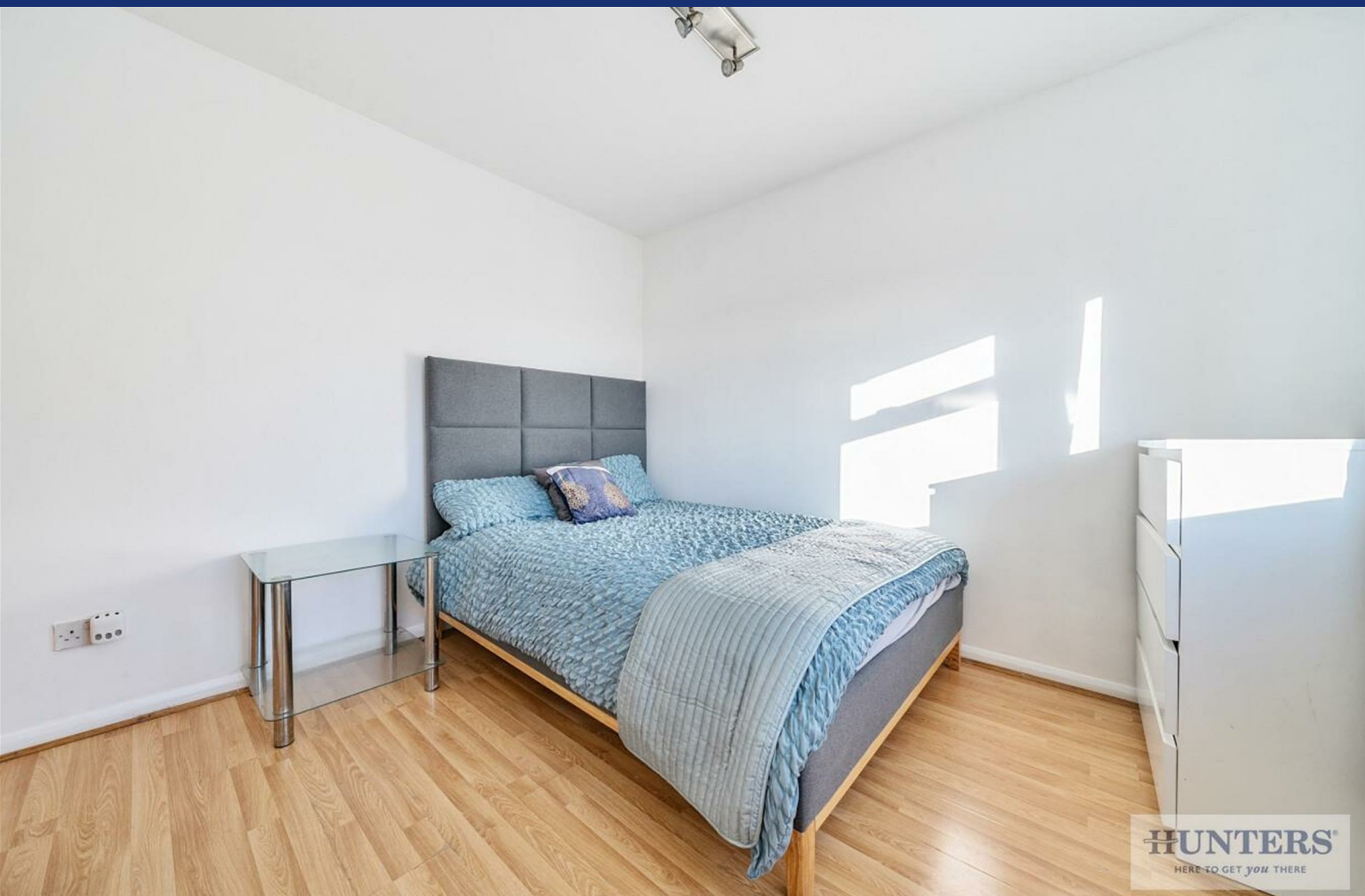


Certified
Property
Measurer

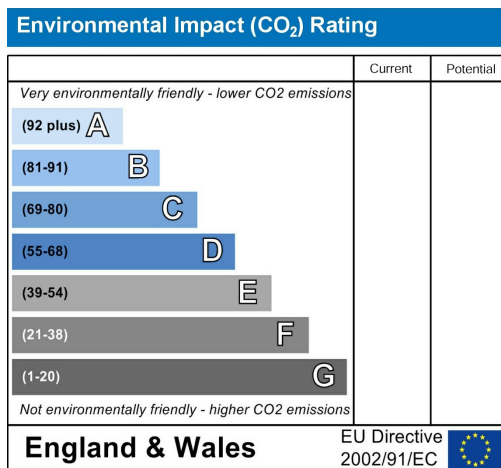
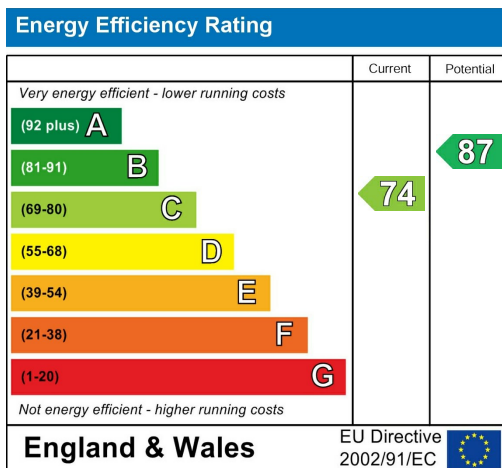
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1240922







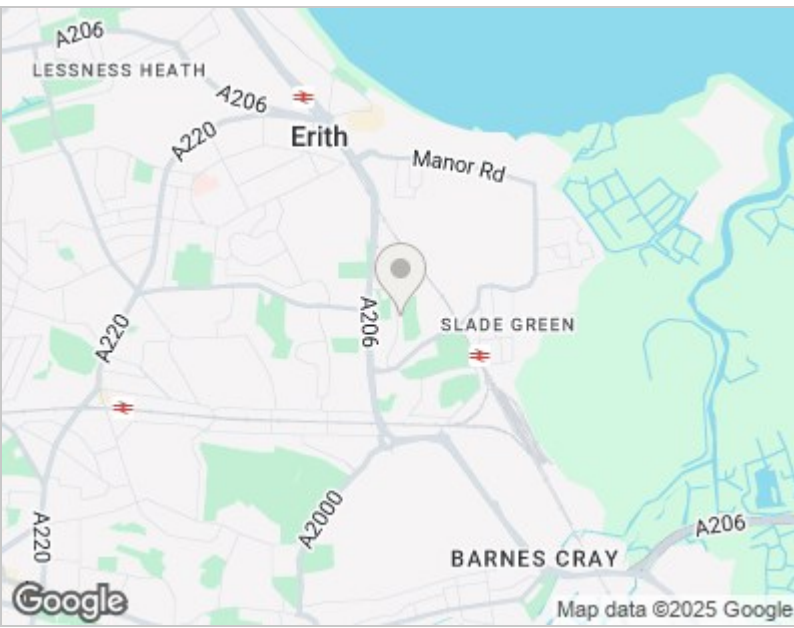
Energy Efficiency Graph



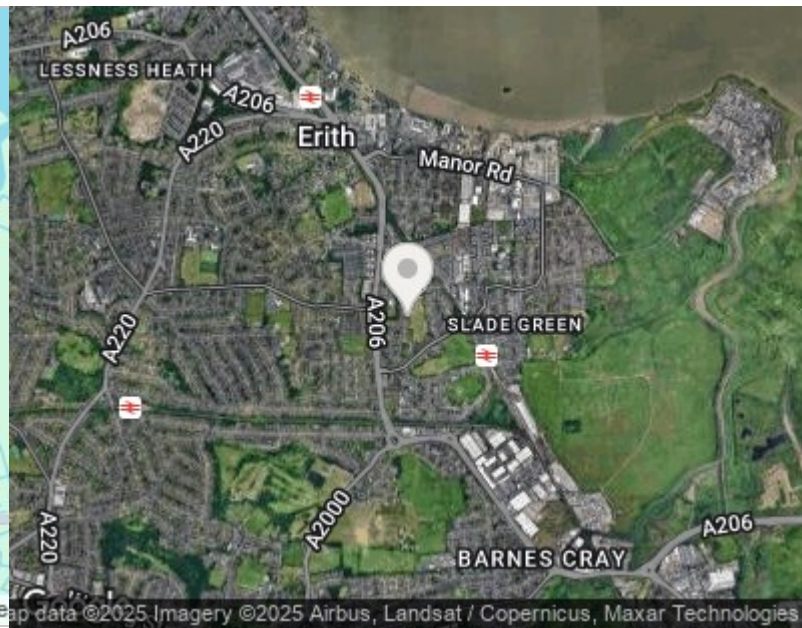
Viewing

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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