



Avenue Road

Erith, DA8 3AZ

Offers Over £575,000



- Close to local schools, shops and transport
- Five bedrooms & first floor bathroom
- Open plan lounge/diner
- Nice rear garden & off road parking
- Floor Area: 1349 sq ft
- Walking distance to Erith train station - two stops from Elizabeth Line
- Ground Floor shower room & utility
- Extended Kitchen/Breakfast room
- Call Hunters to view
- EPC Rating: C

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Nestled in the sought-after Avenue Road in Erith, this beautifully presented semi-detached house offers a perfect blend of space and modern living. With five generously sized bedrooms, this home is ideal for families seeking comfort and convenience. The first floor features a well-appointed bathroom, ensuring ample facilities for all residents.

On the ground floor, you will find an inviting open-plan lounge and dining area, perfect for entertaining guests or enjoying family time. The extended kitchen/breakfast room is a delightful space, providing a bright and airy atmosphere for culinary adventures. Additionally, a utility room and a convenient shower room enhance the practicality of this home.

The property boasts a lovely rear garden, offering a tranquil outdoor space for relaxation and play. Off-road parking for two vehicles is available at the front, with the potential to expand this area if desired.

Situated in a popular location, this home enjoys easy access to local schools, shops, and the Erith Leisure Centre. Transport links are excellent, with Erith train station just two stops away from the Elizabeth Line, making commuting a breeze.

This extended semi-detached home is a rare find and is sure to attract considerable interest. We invite you to call Hunters to arrange a viewing and discover the charm and convenience this property has to offer.

Avenue Road, Erith, DA8

Approximate Area = 1349 sq ft / 125.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

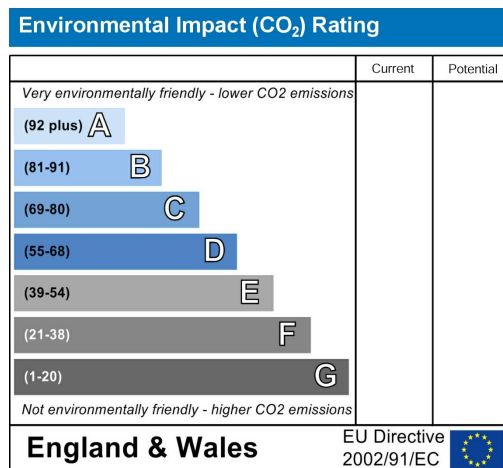
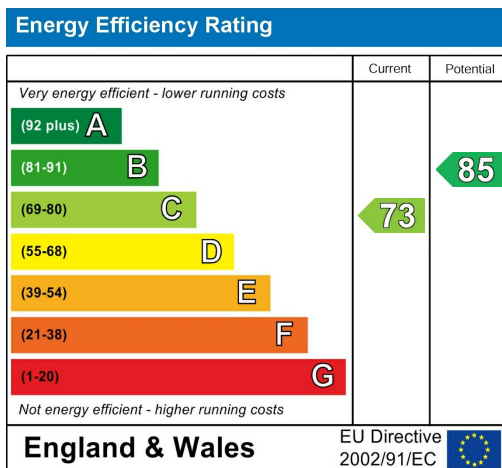
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1299087







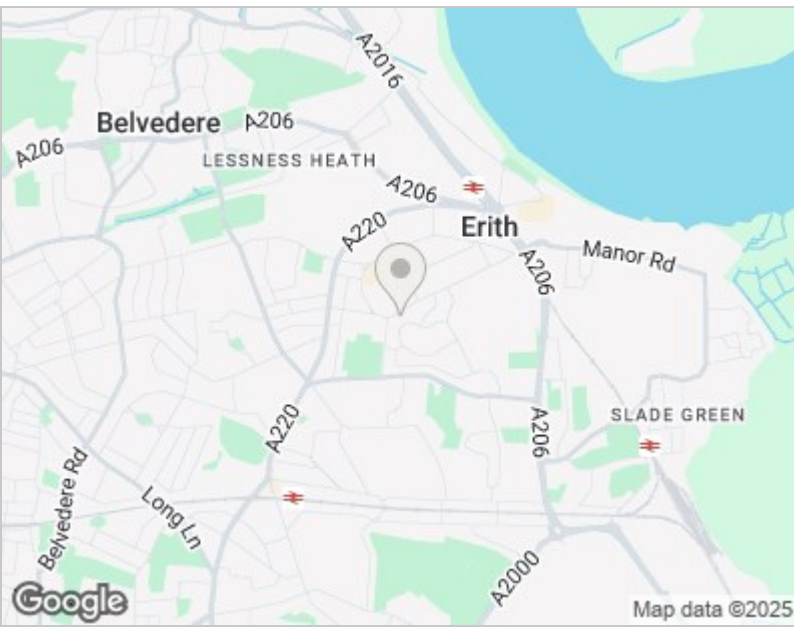
Energy Efficiency Graph



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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