

## Erith Road, , Bexleyheath, DA7 6BT

- Chain free home
- Walking distance to Bexleyheath Broadway
- Spacious accommodation
- Well presented
- Floor Area: 1155 sq ft
- Two residential parking spaces
- Close to Barnehurst Train Station & local schools
- Three good size bedrooms
- Call Hunters to view
- EPC Rating: C

**Price Range £375,000**





# Erith Road, , Bexleyheath, DA7 6BT

## DESCRIPTION

**\*\* CHAIN FREE HOME \*\***

**\*\* PRICE RANGE £375,000 - £400,000 \*\***

Nestled on Erith Road in Bexleyheath, this charming three-bedroom townhouse presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 1,155 square feet, the property is ideally situated just a stone's throw from Barnehurst station and the vibrant Bexleyheath town centre, ensuring easy access to local amenities and transport links.

Upon entering, you are greeted by a spacious entrance hall that features a convenient ground floor w/c. This leads to a stylish kitchen, which serves as a delightful focal point for family gatherings and culinary adventures. Adjacent to the kitchen, a practical utility room provides additional storage and functionality, while offering access to the west-facing rear garden. This outdoor space holds great potential for those with a passion for gardening, allowing you to create a tranquil retreat.

The first floor boasts a bright and inviting lounge, perfect for unwinding after a long day. The three well-proportioned bedrooms provide ample space for family living, complemented by a modern bathroom suite that caters to all your needs.

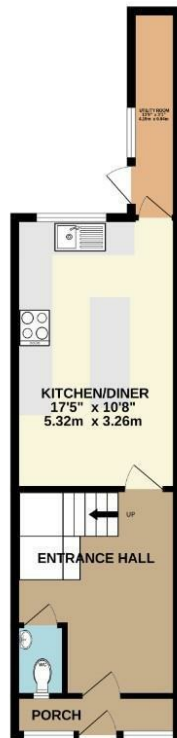
For added convenience, the property includes two residential parking spaces at the rear, making it easy for you and your guests to come and go. This townhouse is not just a house; it is a true family home waiting to be cherished. We invite you to call Hunters to arrange a viewing and discover the potential this lovely property has to offer.



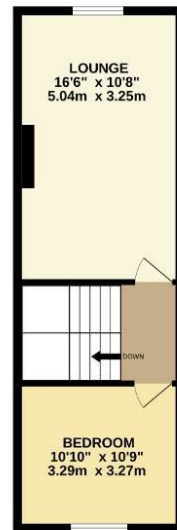




GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

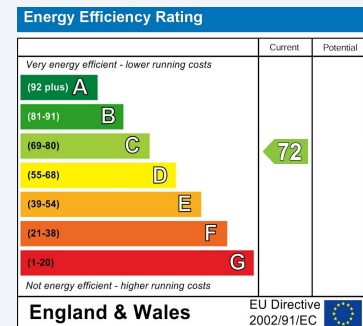
Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.