



## Northumberland Way

Erith, DA8 3NN

Price Range £500,000



- Extended semi detached home
- First floor bathroom & ground floor WC
- Open plan conservatory
- Off road parking
- Floor Area: 1316 total sq ft

- Three good size bedrooms
- Spacious living accommodation
- Good size rear garden
- Call Hunters to view
- EPC Rating: D

# Northumberland Way

Erith, DA8 3NN

Price Range £500,000



**\*\* PRICE RANGE £500,000 - £525,000 \*\***

Nestled in the desirable Northumberland Way, Erith, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,316 total square feet, the property boasts two spacious reception areas, ideal for both relaxation and entertaining. The ground floor features a large open-plan lounge that seamlessly flows into a family area and a delightful conservatory, which serves as an inviting dining space. This versatile area also includes a nook that can be utilised as a study, catering to modern living needs as well as a good size kitchen and handy ground floor WC.

The first floor comprises three generously sized bedrooms, providing ample space for family or guests, alongside a well-appointed bathroom. The property is equipped with air conditioning on both the ground and first floors, ensuring a comfortable environment throughout the year.

Outside, the lovely rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings. The property also benefits from off-road parking for up to three vehicles, along with a garage, providing additional storage or parking options.

Conveniently located close to local shops, schools, and transport links, this home is ideal for families and professionals alike. With its attractive features and prime location, this semi-detached house is a must-see. We invite you to call Hunters to arrange a viewing and discover the charm of this wonderful property for yourself.

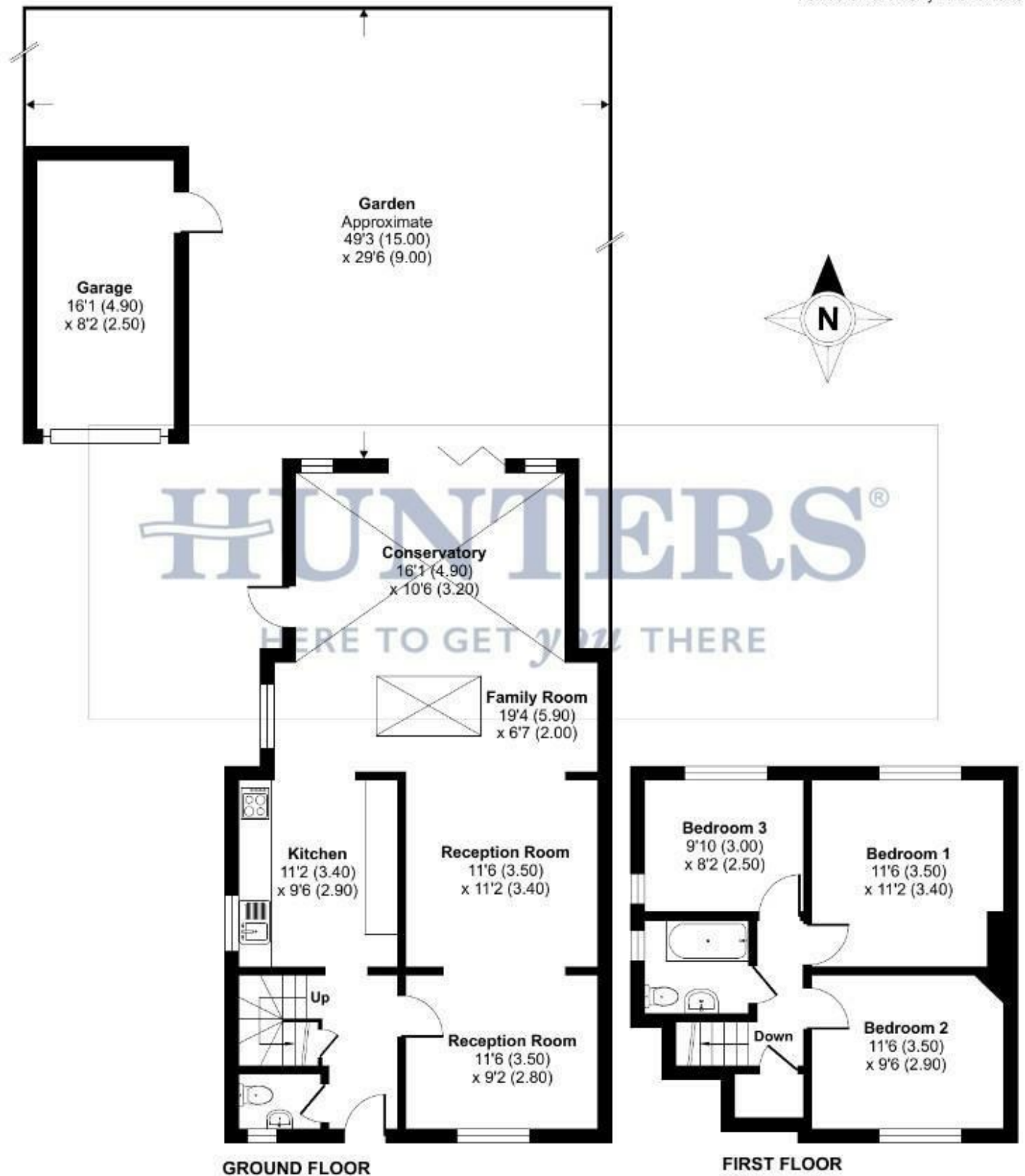
# Northumberland Way, Erith, DA8

Approximate Area = 1184 sq ft / 109.9 sq m

Garage = 132 sq ft / 12.2 sq m

Total = 1316 sq ft / 122.2 sq m

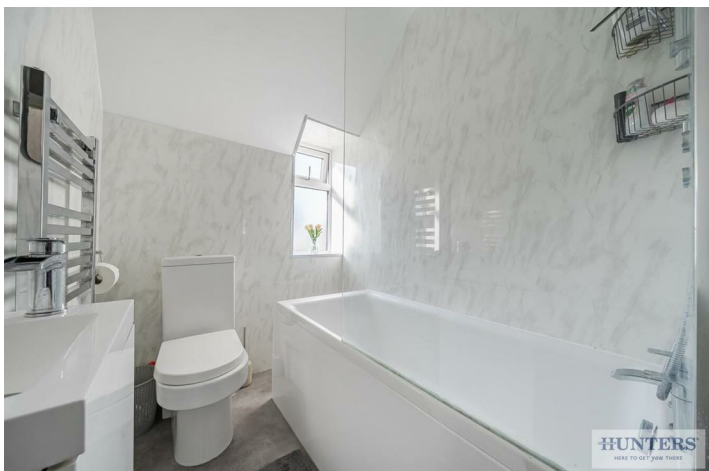
For identification only - Not to scale



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: 1356210



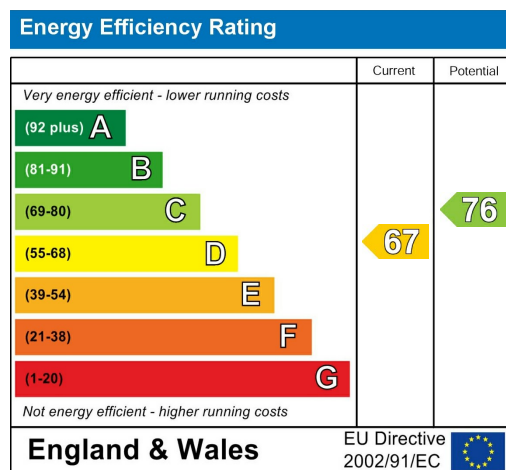








## Energy Efficiency Graph

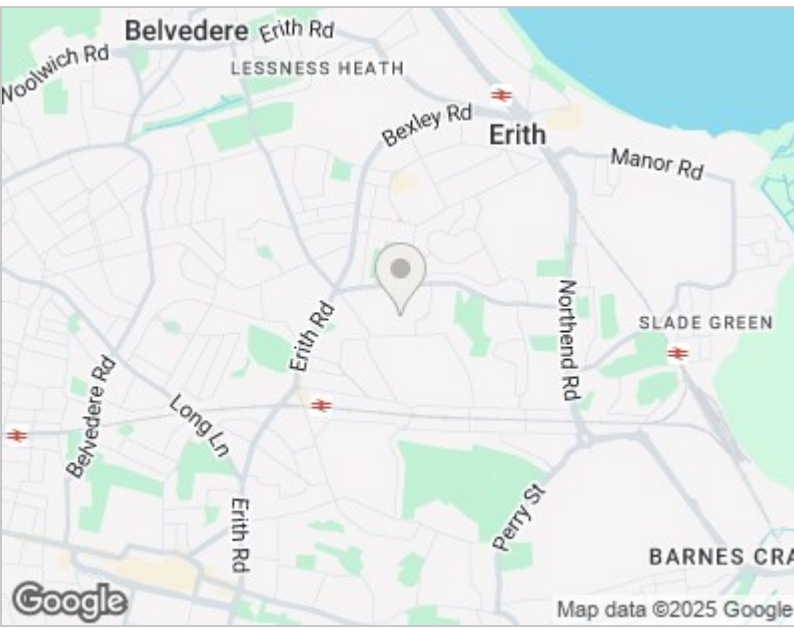


## Viewing

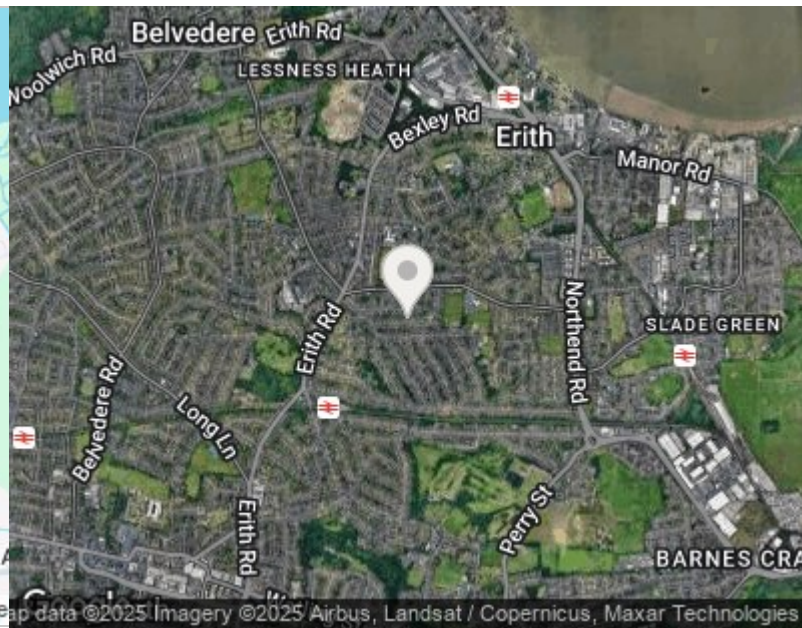
Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



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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