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13 St. Martins Close, Erith, London, DA18 4DZ

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Guide Price £475,000

Nestled in the desirable St. Martins Close, Erith, this charming four-bedroom town house presents an excellent opportunity for families seeking a comfortable and convenient home. The property is ideally located, offering easy access to Abbey Wood Main Line Station, as well as local primary and senior schools, making it perfect for those who value both accessibility and community.

Upon entering, you are welcomed by an entrance porch that leads into the entrance hall. The ground floor features a generous reception room that seamlessly connects to the private garden, providing a lovely space for relaxation and entertaining. A convenient cloakroom completes the ground floor layout. Additionally to the first floor is a second reception room, perfect for a study or playroom, alongside a well-appointed fitted kitchen/breakfast room that invites family gatherings.

Venturing to the top floor, you will find four well-proportioned bedrooms, each offering ample space for personalisation. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

This property also boasts the added advantages of an integral garage and parking for one vehicle at the front, ensuring practicality for everyday living. The private rear garden offers a tranquil retreat, ideal for outdoor activities or simply enjoying the fresh air. With double glazing and central heating throughout, comfort is assured year-round.

This lovely town house is a rare find in a sought-after location, and early viewing is highly recommended to fully appreciate all it has to offer.

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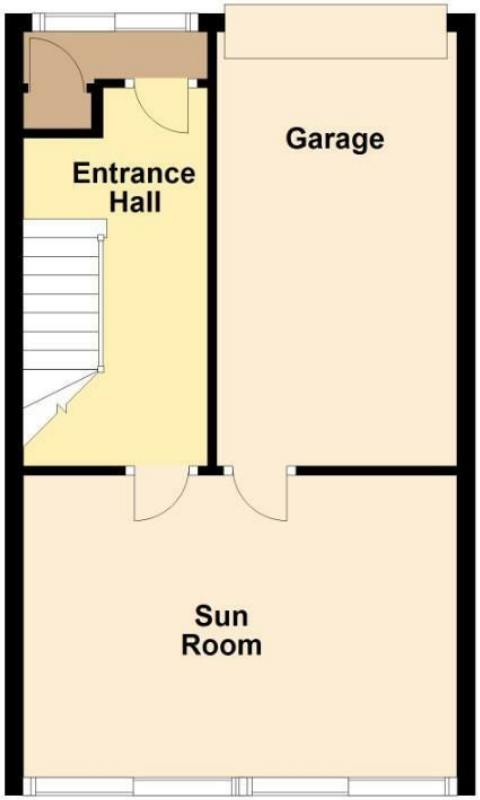
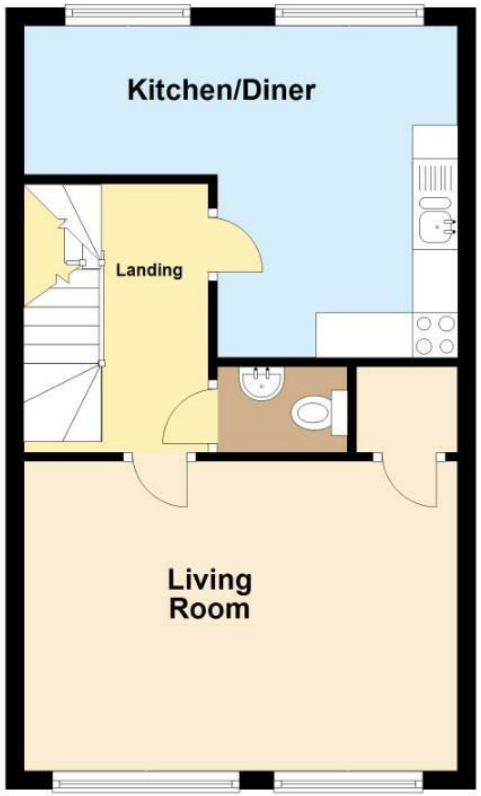
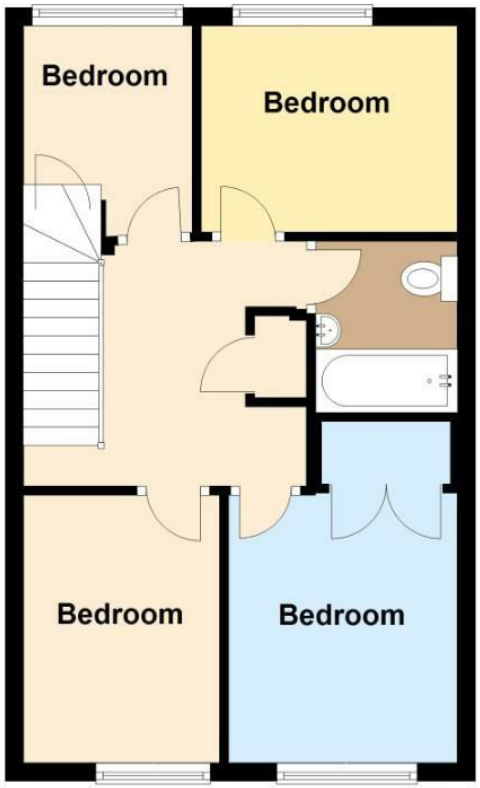
Ground Floor



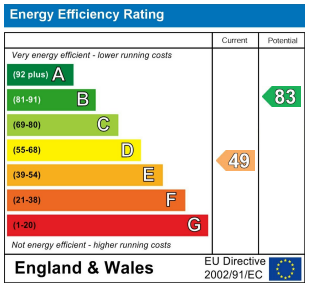
First Floor

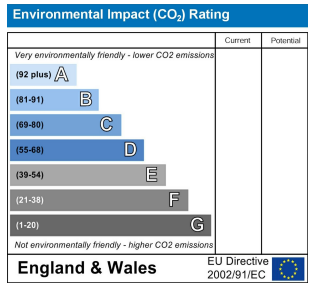


Second Floor



For illustrative purposes only
Plan produced using PlanUp.





Entrance Porch

Entrance Hall

Ground Floor Reception
15'10" x 10'09"
Double glazed doors leading to garden, wood style flooring.

First floor landing

Lounge
15'8" x 11'03"
Double glazed windows to rear, carpet.

Kitchen Diner (L Shape)
16'5" x 9'03" (5'9")
Double glazed windows to front, fitted wall and base units complimenting work surfaces, ceramic tiled flooring,

Kitchen Diner view

First floor cloakroom
Low level w.c.

2nd Floor Landing

Bedroom One
11'8" x 9'7"
Double glazed window to rear.

Bedroom Two
11'2" x 9'6"
Double glazed window to front.

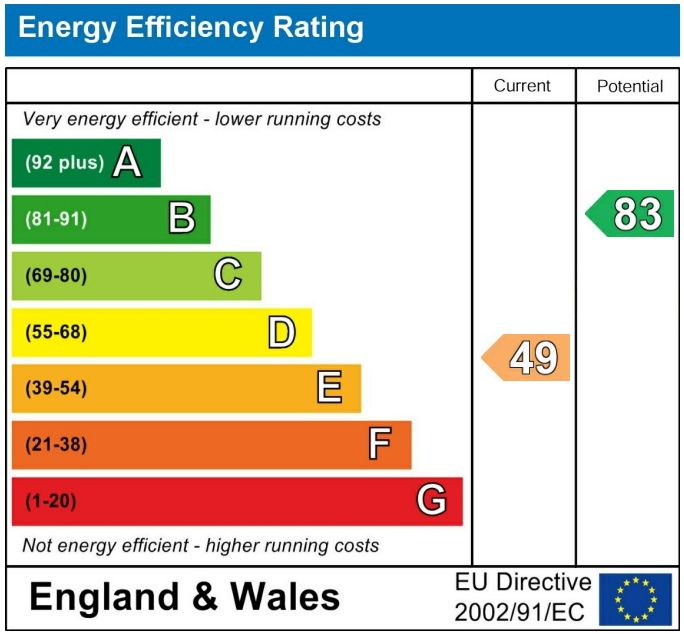
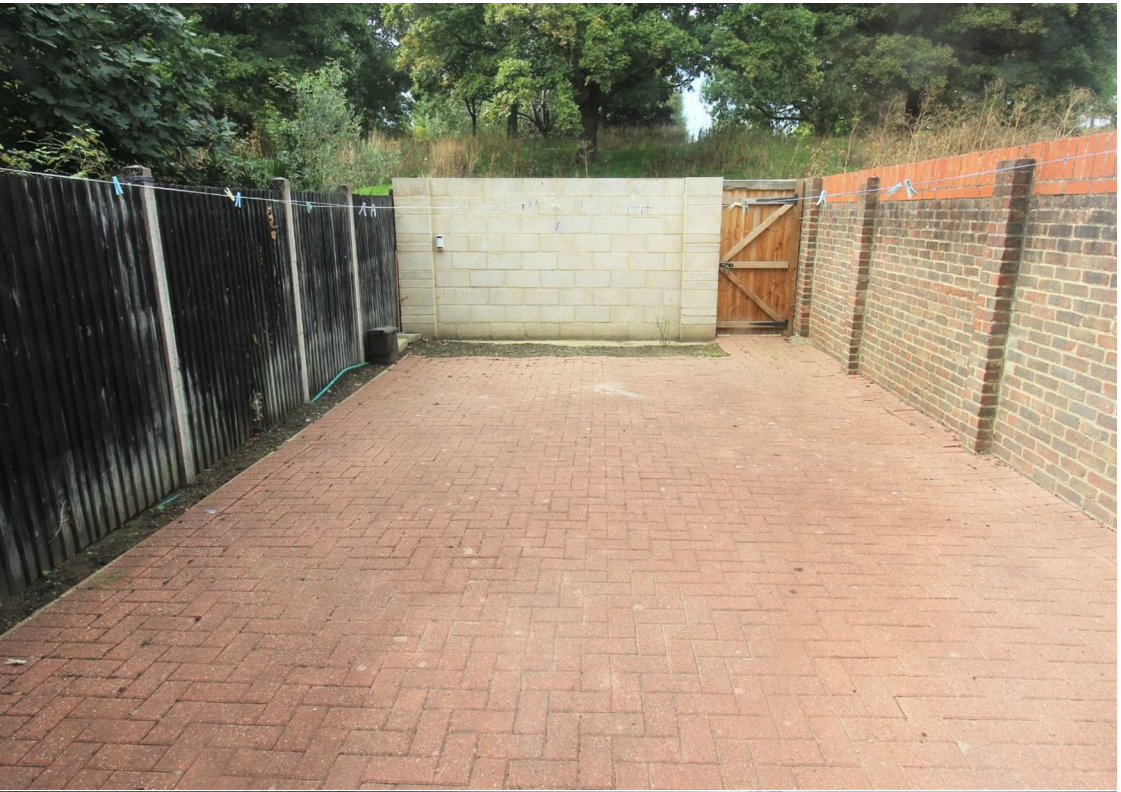
Bedroom Three
11'5" x 5'11"
Double glazed window to front.

Bedroom four
11'6" x 5'11"
Double glazed window to rear.

Bathroom
6'10" x 6'4"
Panelled bath, pedestal wash hand basin, low level w.c.,

Garden to rear

Integral garage
19'6" x 9'00"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