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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.

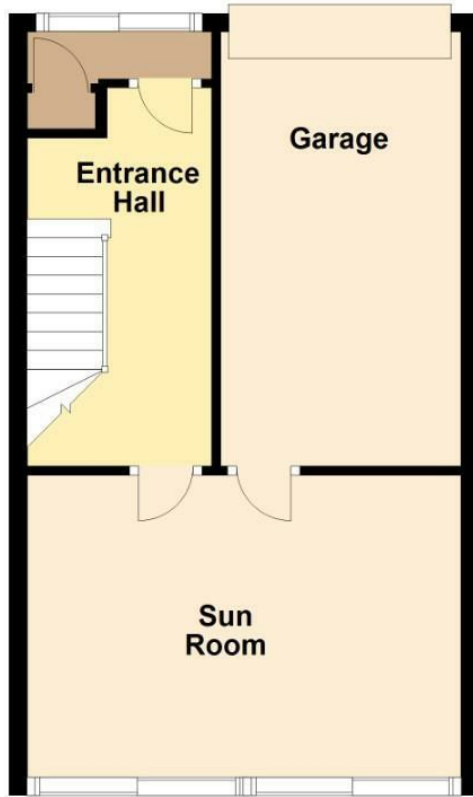
Venturing to the top floor, you will find four well-proportioned bedrooms, each offering ample space for personalisation. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

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.

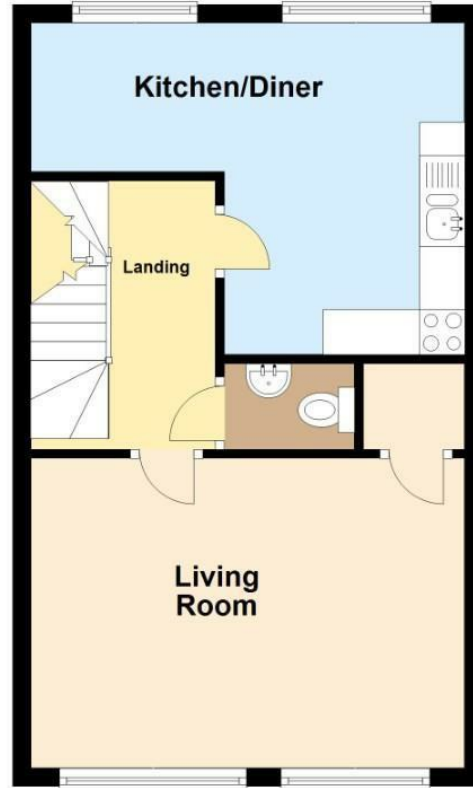
This lovely town house is a rare find in a sought-after location, and early viewing is highly recommended to fully appreciate all it has to offer.

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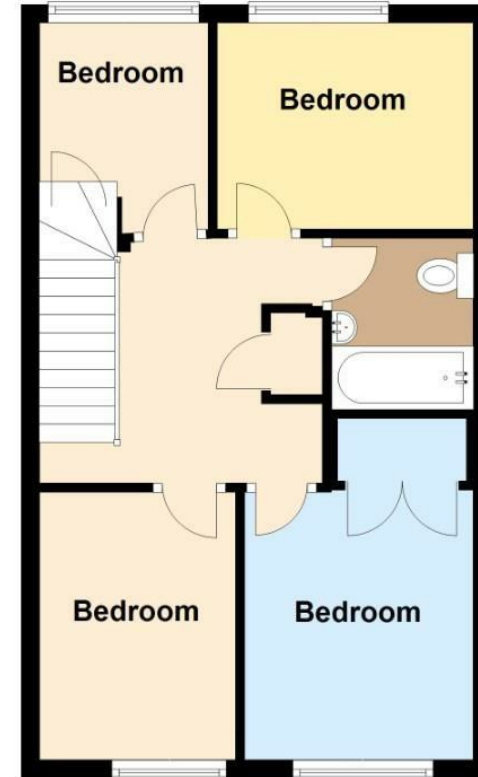
Ground Floor



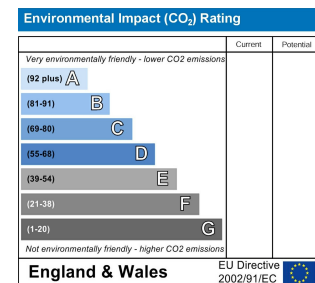
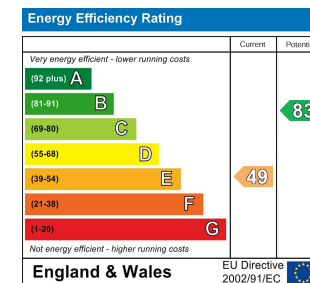
First Floor



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.

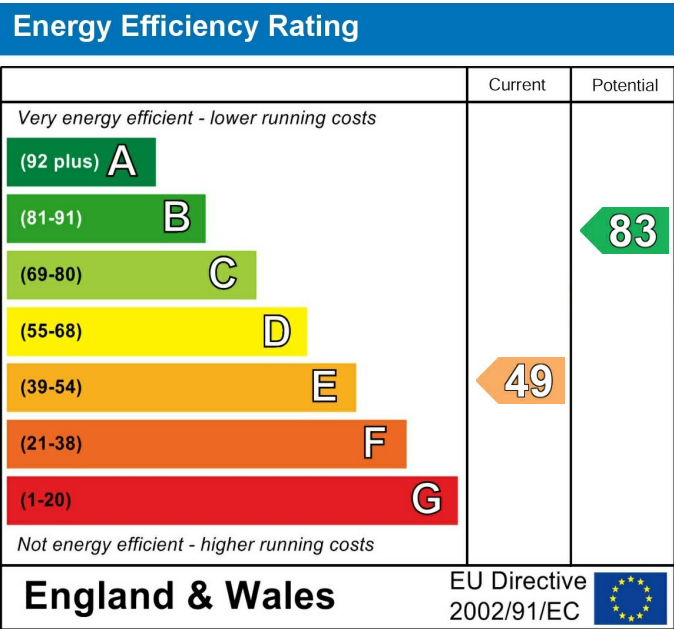
Bathroom

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"



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. 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.



