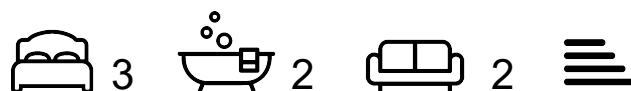




Colyers Lane

Erith, DA8 3PU

Asking Price £400,000



- Spacious three-bed semi detached house
- Downstairs W/C & upstairs Bathroom
- Large front & a rear garden
- Lounge, kitchen & dining room
- Floor Area: 978 total sq ft

- Easy access to local schools, shops and transport
- Considerable space at the side
- Off-road parking
- Call Hunters to view
- EPC Rating: TBC

Colyers Lane

Erith, DA8 3PU

Asking Price £400,000



We are pleased to present this three-bedroom semi-detached home offering generous living space and excellent potential for further development (subject to the necessary planning permissions).

The ground floor features a spacious entrance hall leading to a large W/C with wet room facilities. Opposite, there is access to a sizeable living room with a front aspect bay window. The living room connects to a dining room, which in turn opens onto a well-proportioned kitchen and a rear porch.

Upstairs, the property comprises two large double bedrooms and a good-sized single bedroom. A family bathroom and separate W/C complete the first-floor accommodation.

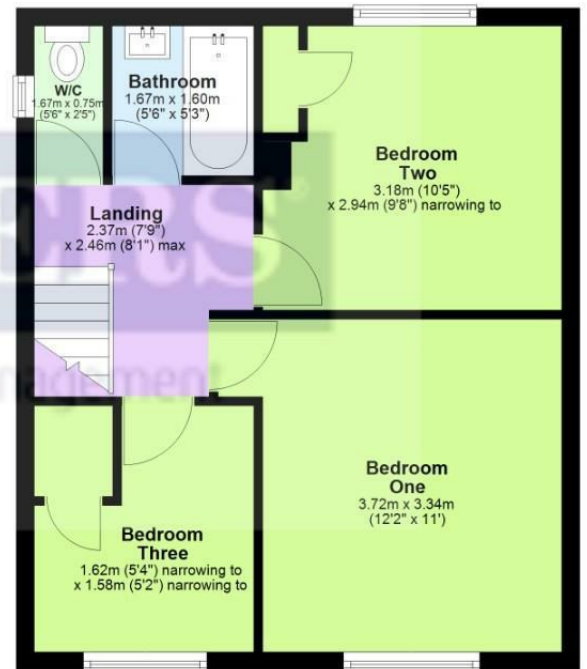
Externally, the property benefits from a substantial frontage, a lean-to, and a brick-built garage to the side. There is additional side space which offers scope for extension, subject to the usual consents.

This home provides versatile accommodation with scope to tailor to individual needs, situated in a convenient and sought-after location.

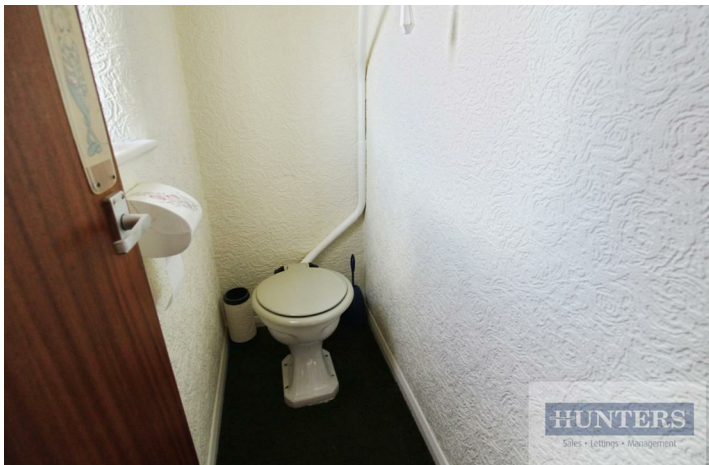
Ground Floor

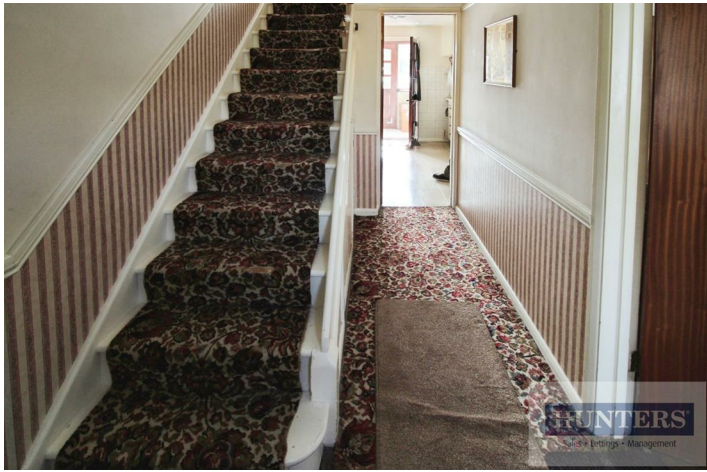


First Floor

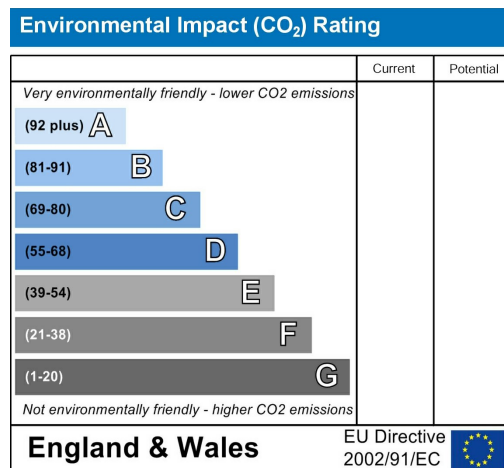
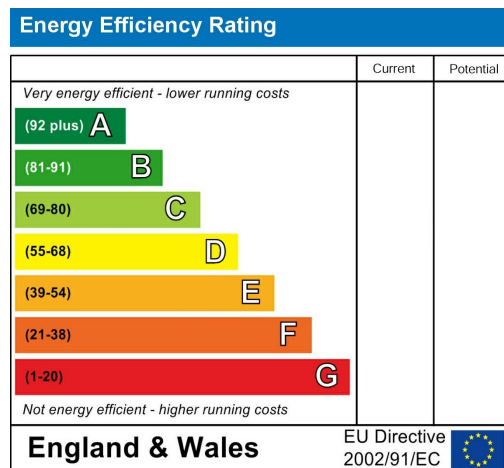


Total area: approx. 90.9 sq. metres (978.0 sq. feet)





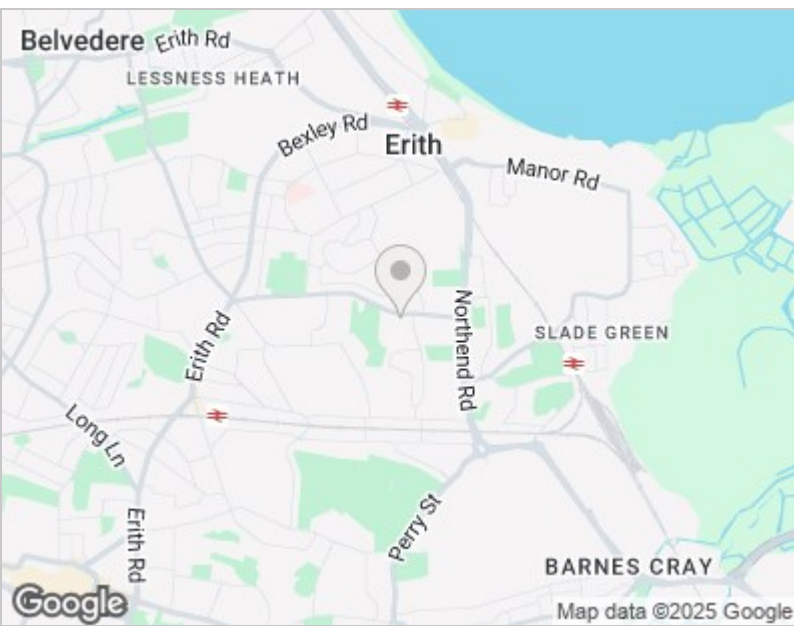
Energy Efficiency Graph



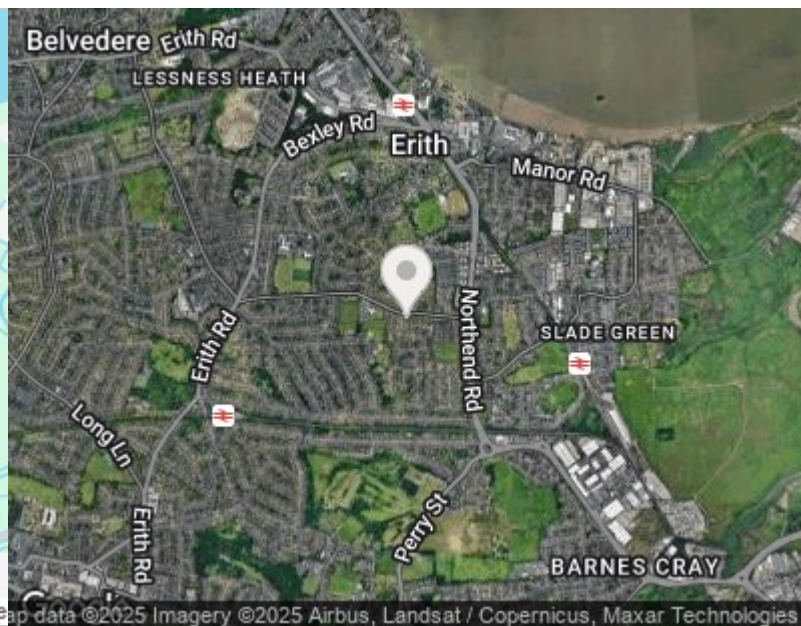
Viewing

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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