



HUNTERS[®]
HERE TO GET *you* THERE

1 St. Edmunds Close, Erith, DA18 4DU

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Offers In Excess Of £450,000

Located within a cul-de-sac, this four-bedroom townhouse offers spacious and versatile accommodation, making it an ideal choice for growing families, professional couples and commuters alike. Benefiting from generous room sizes throughout, excellent transport connections and a highly convenient location, this property combines comfortable living with outstanding accessibility.

The accommodation is arranged over multiple floors and comprises an entrance hall, a spacious L-shaped lounge/diner providing an excellent space for both entertaining and everyday family life, a kitchen/diner perfect for family meals and social gatherings, and a practical utility room. The property further benefits from four generously sized bedrooms and two bathrooms, providing flexibility for larger families, guests or those requiring home office space. A garage adds valuable storage and parking options.

One of the property's most significant advantages is its proximity to Abbey Wood Station, located approximately 0.8 miles away. In addition to Elizabeth Line services, Abbey Wood Station also provides Southeastern and Thameslink connections, offering access to Central London and Kent. For those travelling locally, regular bus services nearby provide links to Greenwich, Abbey Wood, Bexleyheath, Belvedere and surrounding areas.

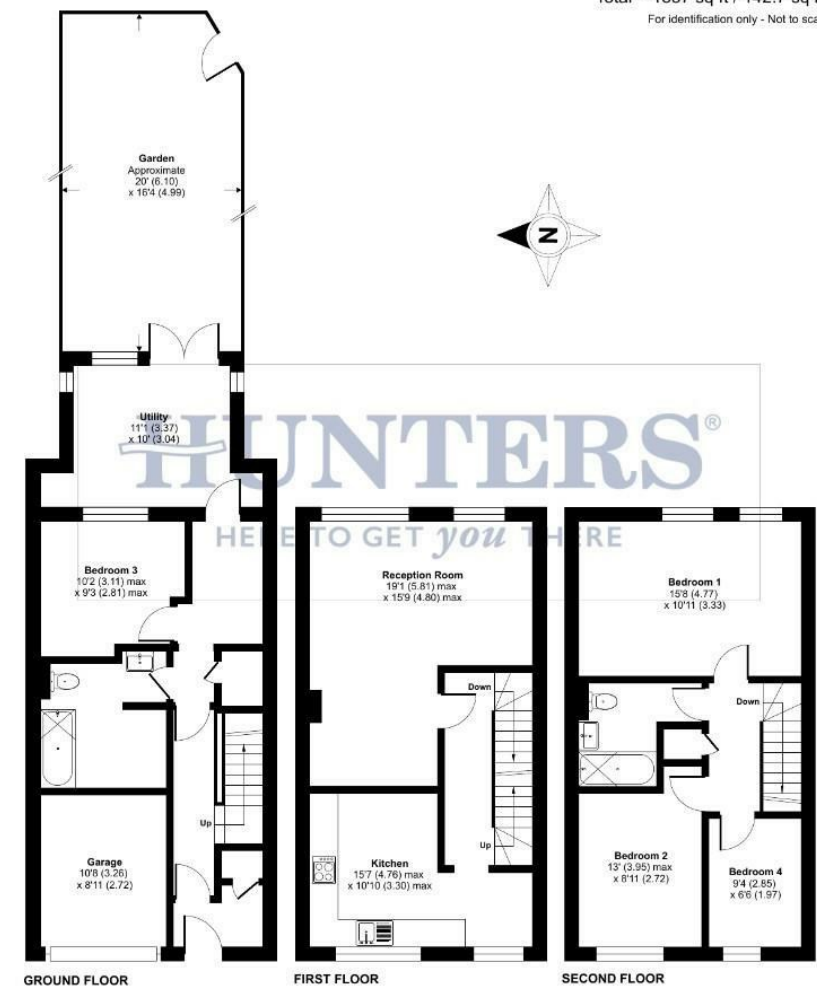
Families will appreciate the excellent selection of schools within easy reach, including Willow Bank Primary School, St John Fisher Catholic Primary School, Parkway Primary School and Harris Garrard Academy, all of which contribute to the area's strong appeal for those with children of all ages.

The property is also conveniently positioned close to a variety of local shops, supermarkets, and medical facilities, ensuring everyday essentials are always within easy reach. For outdoor recreation, Southmere Park and Lake are just a short distance away.

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Approximate Area = 1442 sq ft / 133.9 sq m
Garage = 95 sq ft / 8.8 sq m
Total = 1537 sq ft / 142.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1477273

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
		63			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRAN PORCH

ENTRANCE HALL

BEDROOM THREE

10'2 x 9'3

BATHROOM

UTILITY

11'1 x 10'0

FIRST FLOOR LANDING

LOUNGE/DINER

19'1 (max) x 15'9 (max)

KITCHEN

15'7 x 10'10

2ND FLOOR LANDING

BEDROOM ONE

15'8 x 10'11

BEDROOM TWO

13'0 x 8'11

BEDROOM FOUR

9'4 x 6'6

BATHROOM

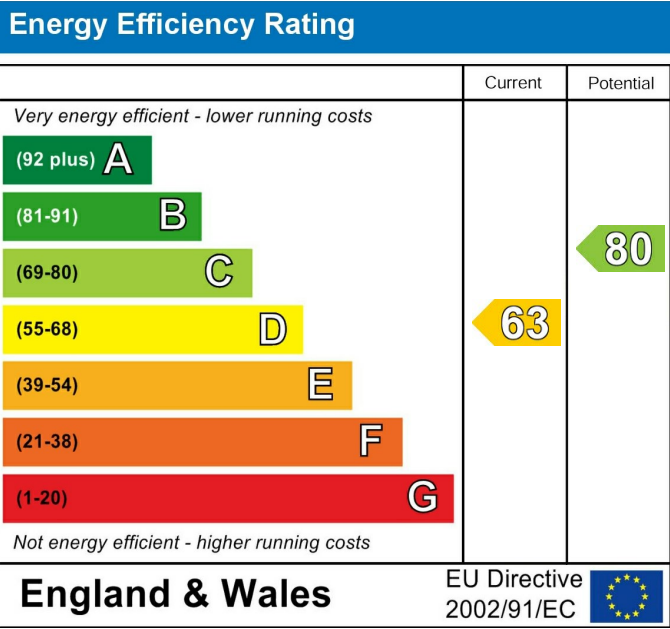
GARDEN

20'0 x 16'4

GARAGE

12'8 x 8'11

OFF ROAD PARKING



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.









