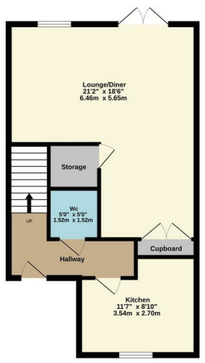




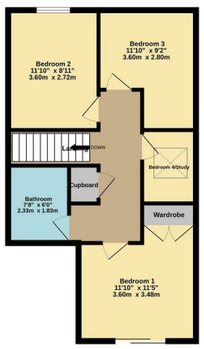




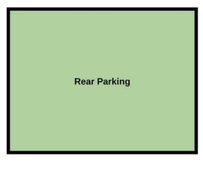
Ground Floor
553 sq.ft. (51.3 sq.m.) approx.



1st Floor
552 sq.ft. (51.3 sq.m.) approx.



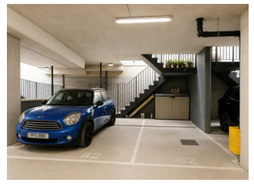
Ground Floor



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BALLAST ROAD

ERITH DA8 1FN

Guide price £425,000







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Guide Price £425,000-£450,000

Chain Free

Built in 2018 and presented in fantastic condition throughout, this impressive three-bedroom modern home offers contemporary living in a convenient Erith location. The property provides a bright and spacious lounge/diner, perfect for both everyday family life and entertaining, alongside a modern fitted kitchen, ground floor WC and useful storage space.

The first floor offers three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe space, plus a fourth room that could be used as a single bedroom or ideal office space, while the contemporary family bathroom completes the accommodation. Finished to a high standard throughout, the property is ready for its next owners to move straight into and enjoy.

Further benefits include an energy-efficient heat pump, two underground allocated parking spaces and the added convenience of an EV charger. The property is leasehold and would make an excellent choice for families, professionals or buyers seeking a modern, low-maintenance home.

Ballast Road is ideally positioned for access to a range of local amenities, including shops, supermarkets, restaurants and leisure facilities in Erith town centre. Erith Station is within easy reach, offering regular services towards London and the surrounding areas, while the A206 provides convenient road links towards Bexleyheath, Dartford and beyond. There are also several well-regarded primary and secondary schools in the surrounding area, making this a particularly appealing location for families.

An exceptional modern home combining generous accommodation, excellent condition and superb practical features, all within easy reach of transport links and everyday amenities.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BALLAST ROAD

ERITH DA8 1FN

- Three Bedroom Leasehold House
- Chain Free
- Built in 2018
- Fantastic Condition Througout
- Two Underground Parking Spaces
- EV Charger
- Energy Efficient Heat Pump
- EPC 85B
- Council Tax Band D
- Ideal Family Home



