

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 65      | 71                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



STELLING ROAD

ERITH DA8 3JH

£2,100 Per month



TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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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.

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**\*\*Available to Let Immediately\*\***

A beautifully presented three-bedroom family home, available to let immediately and offered in great modern condition throughout. This attractive property provides spacious and versatile accommodation arranged over two floors, making it an ideal choice for families or professional tenants seeking a comfortable home in a convenient Erith location.

The ground floor features a welcoming entrance, useful storage facilities and a superb open-plan-style living and dining area, creating an excellent space for relaxing and entertaining. The modern kitchen/breakfast room is well positioned and provides a practical heart to the home, with access to the side of the property.

Upstairs, there are three well-proportioned bedrooms together with a contemporary family bathroom. The property has been maintained to a high standard and is ready for tenants to move straight into with little to do.

Stelling Road is ideally situated for a range of local amenities, with shops, convenience stores and everyday facilities close by, while Erith town centre and the Riverside Shopping Centre provide a wider selection of shops, restaurants and services. Erith Riverside Shopping Centre and Erith Leisure Centre are both within easy reach.

The location is also well suited to families, with Fairford Academy Barnehurst, Christ Church CofE Primary School and Leigh Academy Bexley all nearby.

For commuters, Erith station is readily accessible and provides rail connections towards London, while regular local bus services offer convenient links throughout Erith, Bexleyheath and surrounding areas.

Early viewing is highly recommended to appreciate the condition, space and convenient location this excellent rental property has to offer.

**3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## STELLING ROAD

ERITH DA8 3JH

- Available Immediately
- Three Bedroom House
- Good Condition Throughout
- Long Term Let
- EPC 65D
- Council Tax Band B
- Ideal Family Home

