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Independent Estate Agents



Spacious Living...
Mangold Way, Erith

Offers in the Region of £290,000
FREEHOLD

Welcomed to the market is this spacious and versatile 3 Bedroom Townhouse. Arranged over three floors, this well-proportioned home offers flexible living accommodation including a ground floor garden room with direct access to the rear garden, a first floor family room, and a modern kitchen/diner opening onto a private terrace balcony.. The property further benefits from a downstairs cloakroom, ample storage throughout, and three well-sized bedrooms. Perfectly positioned within easy reach of local shops, schools, and transport links including Abbey Wood Station (Elizabeth Line), this is an ideal purchase for families, commuters, or investors alike. EPC Rating TBC

FEATURES INCLUDE:

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|---|--|
| ☒ Three Bedroom Town House | ☒ 0.5 Miles to Abbey Wood Station |
| ☒ Cash Buyers Only | ☒ Great Sized Lounge |
| ☒ Kitchen / Diner | ☒ Well-Kept Garden |

REF: 11602

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The accommodation comprises:

FRONT PATIO A very well-kept, gated front patio area providing a pleasant and private approach to the property.

ENTRANCE HALL 10' x 6' (3.05m x 1.83m) Accessed via a double-glazed front door, the welcoming entrance hall comprises a fitted carpet, radiator, stairs rising to the first floor, under stair storage, and a large storage cupboard (5'7 x 4'6), offering excellent practicality.

GARDEN ROOM 13' x 8' (3.96m x 2.44m) A versatile ground floor room with double-glazed windows and patio doors opening directly onto the rear garden. Benefiting from tiled flooring and two large storage cupboards, this space is ideal as a second reception room, home office, or playroom.

DOWNSTAIRS CLOAKROOM 4' 5" x 4' 3" (1.35m x 1.3m) A handy bonus to any family-home, the downstairs cloakroom comprises a low-level W/C, a hand wash basin, with plumbing for a washing machine, tiled flooring and tiled walls for ease of maintenance.

GARDEN A low-maintenance rear garden benefiting from a patio area, a well-kept artificial lawn, and flower beds, with the added benefit of rear access.

FIRST FLOOR LANDING Fitted carpet with stairs rising to the top floor and additional storage cupboard.

FAMILY ROOM 13' x 12' (3.96m x 3.66m) A bright and spacious reception room with a large double-glazed window to rear, a wall-mounted radiator, and a fitted carpet. Ideal as the main living space for relaxing and entertaining.

KITCHEN / DINER 13' x 9' 6" (3.96m x 2.9m) A well-appointed kitchen/diner featuring a range of wall and base units, work surfaces, a sink and drainer, a gas hob, and integrated oven and under-counter fridge/freezer. Dual aspect windows and a double-glazed patio door lead onto the terrace balcony, creating a light and sociable space.

TERRACE BALCONY A private terrace balcony accessed from the kitchen, providing a pleasant outdoor seating area.

TOP FLOOR LANDING Fitted carpet with storage cupboard and skylight, allowing natural light to fill the space.

MASTER BEDROOM 13' x 11' 5" (3.96m x 3.48m) A generous master bedroom with two double-glazed windows to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 12' 5" x 6' 5" (3.78m x 1.96m) A well-proportioned bedroom with a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 12' x 6' 5" (3.66m x 1.96m) Bedroom Three boasts a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BATHROOM 8' x 4' 7" (2.44m x 1.4m) The Bathroom is of a sleek and modern design, comprising a walk-in shower, a low-level W/C, a hand-wash basin, with fully tiled walls and flooring, heated towel rail, and skylight providing natural light.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer. Please note that all measurements are approximate.

