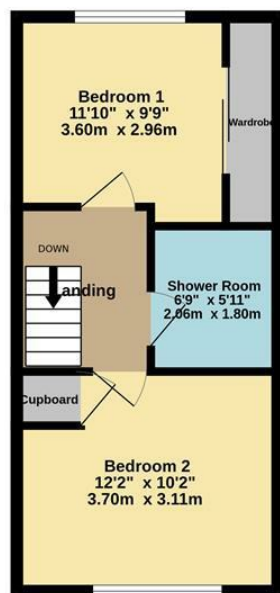
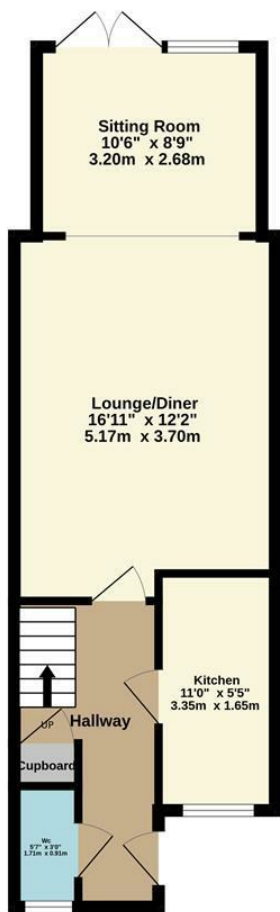


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

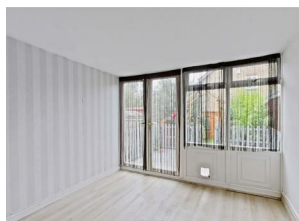
Ground Floor
446 sq.ft. (41.4 sq.m.) approx.

1st Floor
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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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Offered to the market with the added benefit of no forward chain, this beautifully presented two-bedroom modern terraced home is an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as buy-to-let investors seeking a ready-to-let investment.

Tastefully decorated throughout and maintained to a high standard, the property is ready for its new owners to simply move in and enjoy. The welcoming entrance leads to a stylish modern fitted kitchen positioned at the front of the home, while to the rear is a spacious lounge that flows seamlessly into a conservatory, creating a superb open-plan living and entertaining space overlooking the garden.

Practicality has also been carefully considered, with the convenience of a downstairs WC complemented by a contemporary upstairs shower room.

Outside, you'll find a beautifully maintained, low-maintenance rear garden, perfect for relaxing or entertaining family and friends, together with a useful storage shed.

The location is equally appealing, with Slade Green Railway Station within walking distance, making commuting into London simple and convenient. Families will also appreciate the children's play park situated directly opposite the property, while ample on-road parking is available on a first come, first served basis.

Further benefits include a modest annual service charge of approximately £229.35, adding to the affordability of this fantastic home.

Whether you're searching for your first home, downsizing to something easy to maintain, or expanding your investment portfolio, this attractive property ticks all the right boxes. Combining modern living, excellent transport links, a desirable location and the significant advantage of no forward chain, this is a home that is sure to attract strong interest. Early viewing is highly recommended

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

DURIUN WAY

ERITH DA8 2HG

- 2 BEDROOM MODERN HOME
- DOWNSTAIRS WC/UPSTAIRS SHOWER ROOM
- BEAUTIFUL REAR GARDEN WITH STORAGE TO THE REAR
- NO FORWARD CHAIN
- CONSERVATORY FOR EXTRA SPACE
- PERFECT FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS
- CLOSE TO SLADE GREEN STATION
- EPC C
- COUNCIL TAX BAND C
- 769 SQ FT

