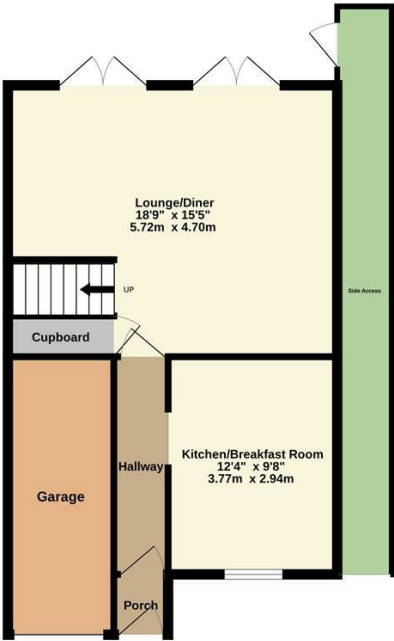
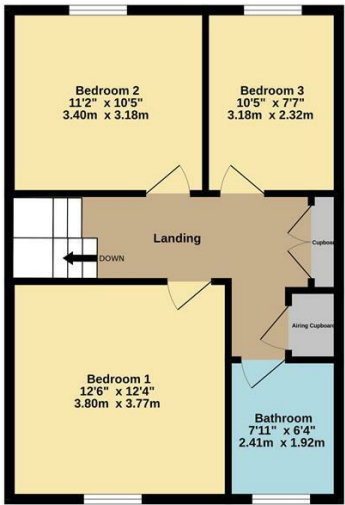


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
553 sq.ft. (51.4 sq.m.) approx.



1st Floor
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.
Made with Metropix (2025)



ARRAN CLOSE

ERITH DA8 3SL

Guide price £450,000



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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.





NO FORWARD CHAIN

Beautifully positioned within a quiet and desirable cul de sac, this impressive three-bedroom semi-detached family home offers modern living, excellent space, and superb convenience. Ideally placed for Erith Train Station (Zone 6), as well as local schools, shops, and everyday amenities, this is a fantastic home for families and commuters alike.

Upon entering, you are welcomed by a spacious hallway leading to a contemporary fitted kitchen and a bright open-plan lounge/dining area. Double French doors flood the room with natural light and open seamlessly onto the low-maintenance rear garden, complete with decking and astro turf—perfect for relaxing or entertaining.

Upstairs, you'll find three well-proportioned bedrooms—two generous doubles and a comfortable single—alongside a modern family bathroom.

Additional benefits include a garage, off-street parking for two cars, gas central heating, and double glazing throughout.

A wonderful family home in a peaceful setting, offering style, practicality, and an unbeatable location. Early viewing is highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ARRAN CLOSE

ERITH DA8 3SL

- 3 BEDROOM SEMI DETACHED
- QUIET SOUGHT AFTER CUL DE SAC
- CLOSE TO SHOPS IN NORTHUMBERLAND HEATH AND ERITH TOWN CENTRE
- WALKING DISTANCE TO VARIOUS PRIMARY AND SECONDARY SCHOOLS
- SPACIOUS ACCOMMODATION THROUGHOUT
- COUNCIL TAX BAND D
- PARKING AND INTEGRAL GARAGE
- EPC- C
- 1074 SQ FT
- NO FORWARD CHAIN

