



Guide Price

£600,000

Freehold

5x  1x  2x 

Moat Lane, Erith, Kent,
DA8

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards

Ground Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



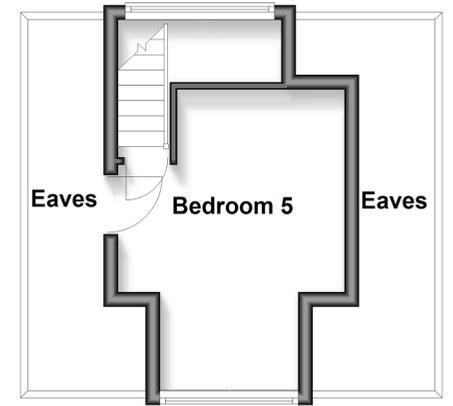
First Floor

Approx. 66.6 sq. metres (716.9 sq. feet)



Second Floor

Approx. 13.5 sq. metres (145.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Diner: 27'2 x 13'0 at widest point (8.29m x 3.97m)

Dining Room: 11'7 x 11'6 (3.53m x 3.51m)

Kitchen: 11'0 x 8'6 (3.36m x 2.59m)

FIRST FLOOR

Landing

Bedroom 1: 16'7 x 9'0 (5.06m x 2.75m)

Bedroom 2: 14'4 x 11'7 (4.37m x 3.53m)

Bedroom 3: 12'7 x 12'5 (3.84m x 3.79m)

Bedroom 4: 8'8 x 7'4 (2.64m x 2.24m)

Bathroom

SECOND FLOOR

Landing

Bedroom 5: 13'3 x 10'6 (4.04m x 3.20m)

OUTSIDE

Garden to Front

Garden to Rear

Driveway



Main features

- An impressive detached house
- Driveways to both sides
- High ceilings and period features
- Set on a large corner plot with a generous rear garden with lots of potential
- Primary schools and shops nearby as well as Slade Green Rail Station with access to the Elizabeth Line



Nearest Schools

Primary Schools: Slade Green 0.3 mls, Northend 0.4 mls, Normandy 0.9 mls. Secondary Schools & Further Education: Erith Sch 1.2 mls, Oakwood Sch 1.3 mls, Dartford Grammar 1.6 mls.



Transport Information

Train Stations: Slade Green 0.0 mls, Erith 1.2 mls, Barnehurst 1.4 mls



Address

Moat Lane, Erith, Kent, DA8



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Barnehurst Branch 01322 335525 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

EPC RATING

CURRENT:	POTENTIAL:
D(64)	B(33)

14711192/20260122/GL/RF