



**Price**  
**£380,000**

**Freehold**

2x  1x  1x 

**Oakdene Avenue, Erith,  
Kent, DA8**

*Wards*  
Helping you move forwards



## Main features

- Semi-detached bungalow
- In need of some updating
- Offered for sale with no chain
- Good sized garden backing onto the grounds of the local monastery



### Nearest Schools

Primary Schools: St Fidelis 0.4 mls, Burstled Wood 0.6 mls, Christ Church 0.7 mls. Secondary Schools & Further Education: Erith Sch 0.6 mls, Trinity Sch 1.2 mls, Woodside Sch 1.2 mls, Bexley Coll 1.3 mls.



### Transport Information

Train Stations: Erith 1.2 mls, Barnehurst 1.3 mls, Belvedere 1.3 mls.

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 14'0 x 11'8 (4.27m x 3.56m)

Bedroom 1: 12'4 x 9'8 (3.76m x 2.95m)

Bedroom 2: 12'4 x 10'6 (3.76m x 3.20m)

Bathroom

Kitchen: 10'7 x 9'0 (3.23m x 2.75m)

### OUTSIDE

Front Garden

Rear Garden

Call Barnehurst - 01322 335525 ■ [wardsforkent.co.uk](http://wardsforkent.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



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