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44 Parkway, Erith, DA18 4HJ

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Asking Price £400,000

Situated in a cul-de-sac location overlooking green space, this well-maintained three-bedroom town house being offered with no onward chain offers spacious and versatile accommodation arranged over three floors.

On the ground floor, the property features a good-sized kitchen/breakfast room, providing an excellent space for both everyday living and entertaining. There is also a convenient ground floor WC, along with access to the integrated garage.

The first floor provides a generously proportioned lounge, complete with a useful study area/reading nook, creating a versatile space for working from home or relaxing. A further bedroom is also located on this floor.

The second floor comprises two additional bedrooms and a well-appointed family bathroom.

The property is presented in good condition throughout and benefits from a private rear garden overlooking green space.

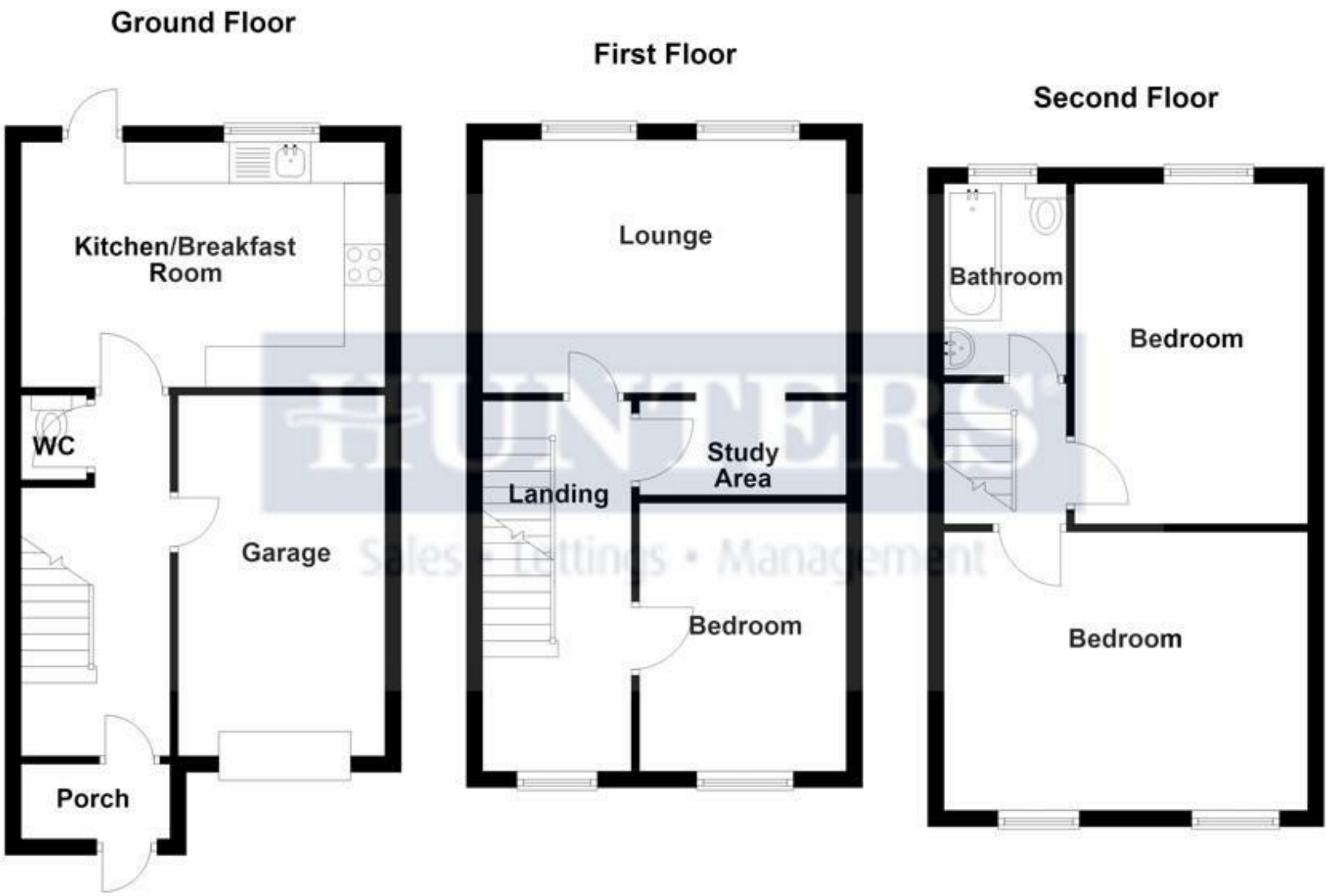
The location is particularly convenient for families, being close to Parkway and Northwood Primary Schools, St John Fisher Catholic Primary School and Harris Garrard Academy. A range of local shops and amenities are also nearby, while excellent bus links provide access to Bexleyheath, Erith, Belvedere, Woolwich, North Greenwich and surrounding areas.

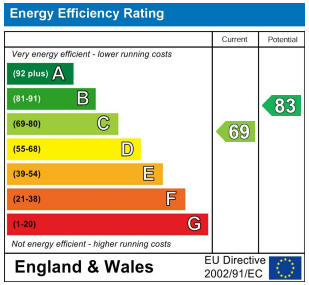
For commuters, Abbey Wood Station is approximately 0.8 miles away, providing access to Southeastern and Thameslink services, as well as the Elizabeth line, offering fast and convenient connections into London and beyond.

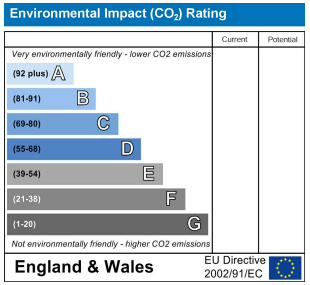
A spacious and versatile family home in a convenient and sought-after location, with excellent transport links and attractive views over green space.

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Ground Floor
Kitchen/Breakfast Room
WC
Garage
Porch
First Floor
Lounge
Landing
Study Area
Bedroom
Second Floor
Bathroom
Bedroom
Bedroom


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM
14'6 x 8'8

GROUND FLOOR WC

FIRST FLOOR LANDING

LOUNGE

STUDY AREA/READING NOOK
8'2 x 4'4

BEDROOM THREE
10'1 x 8'2

2ND FLOOR LANDING

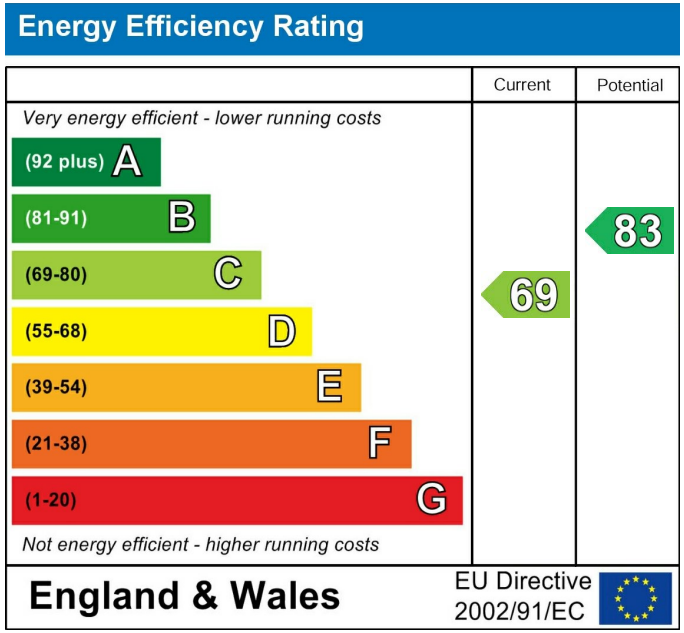
BEDROOM ONE
14'5 x 9'5

BEDROOM TWO
11'7 x 11'5

GARDEN

GARAGE

OFF ROAD PARKING



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





























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