



Arran Close

Erith, DA8 3SL

Offers Over £425,000



- PRICE RANGE £425,000 - £450,000
- Close to Erith Train Station - two stops from Elizabeth Line
- Lounge/Dining room
- Low maintenance rear garden with rear access
- Floor Area: 1113 total sq ft
- Popular location
- Three good size bedrooms
- Good size kitchen
- Call Hunters to view
- EPC Rating: D

Arran Close

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Nestled in a tranquil location, this well-presented terraced house offers a delightful blend of comfort and convenience. Spanning an impressive 1,113 total square feet, the property boasts spacious accommodation that is perfect for families or those seeking extra room to breathe.

Upon entering, you are greeted by a welcoming entrance hall that leads to an open plan lounge and dining area to the rear of the home whilst the good size kitchen can be found to the front. This layout is ideal for entertaining guests or enjoying family meals. The ground floor also features an integral garage, which can be easily accessed from the entrance hall. This versatile space presents an excellent opportunity for conversion into an additional bedroom, utility room, or study, depending on your needs.

The first floor comprises three generously sized bedrooms, providing ample space for relaxation and rest. A well-appointed bathroom serves this level, while a large landing enhances the overall sense of space.

Externally, the property features a low-maintenance rear garden with rear access, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, off-road parking is available for two/three vehicles, ensuring convenience for you and your guests.

Situated close to local schools, shops, and transport links, including Erith train station, which is just two stops away from the sought-after Elizabeth Line, this home is ideally located for those commuting to London or seeking local amenities.

This property is ready for you to move in and make it your own. Do not miss the opportunity to view this charming home; contact Hunters today to arrange a visit.

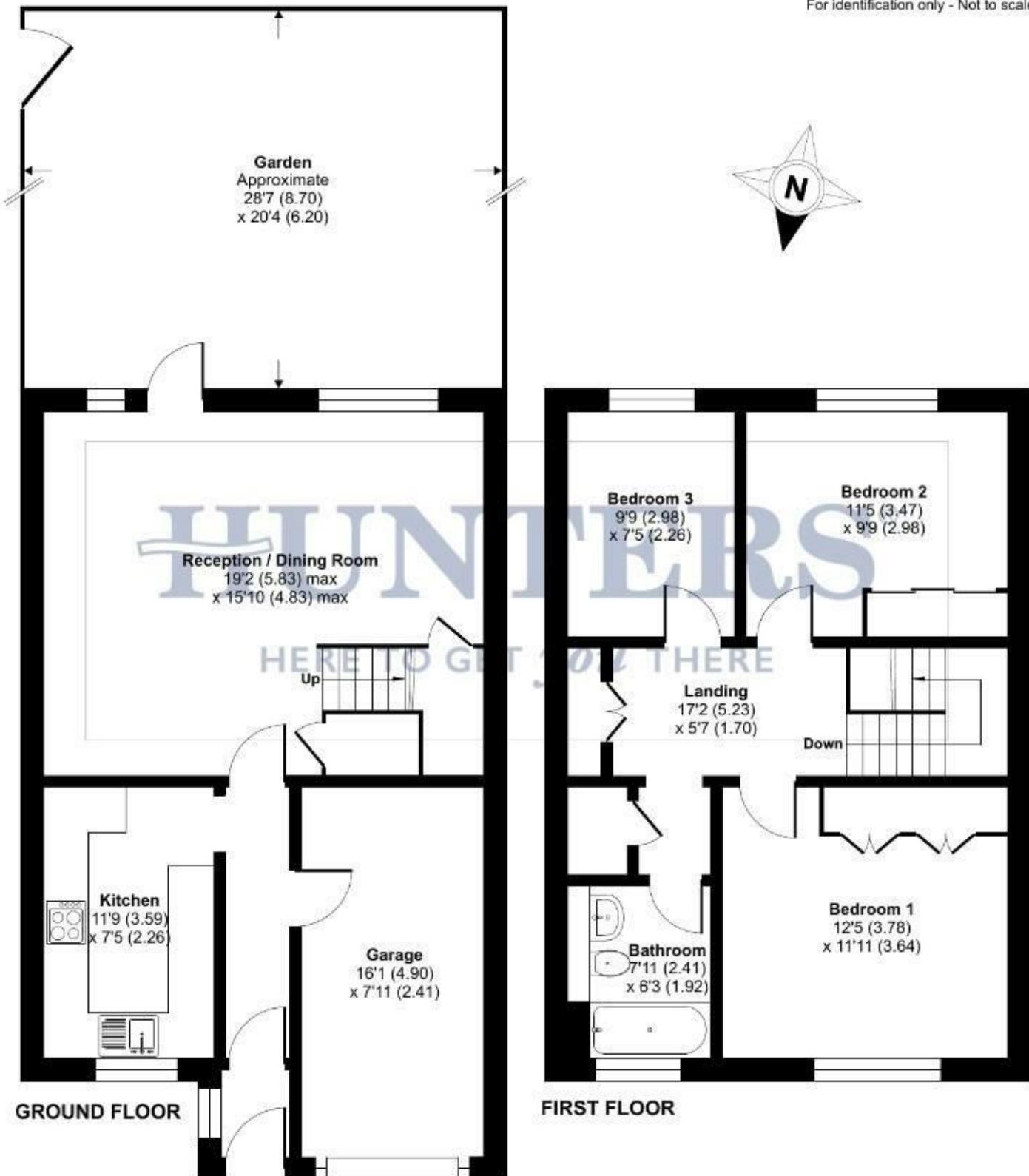
Arran Close, Erith, DA8

Approximate Area = 985 sq ft / 91.5 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1113 sq ft / 103.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 20245
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Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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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