



Guide Price
£425,000

Freehold

4x  1x  2x 

**St. Martin's Close, Erith,
Kent, DA18**

OVER 60?

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

Wards
Helping you move forwards



Main features

- An end of terrace town house
- Integral garage and driveway
- Backing onto Southmere Park with the lake just a short walk away
- Cul de sac location with schools nearby
- Walking distance of Abbey Wood Station with access to the Elizabeth Line

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Sitting Room: 15'9 x 11'0 (4.80m x 3.36m)

FIRST FLOOR

Landing
Lounge: 15'8 x 11'2 (4.78m x 3.41m)
Cloakroom
Kitchen/Diner: 16'3 x 15'8 (4.96m x 4.78m)

SECOND FLOOR

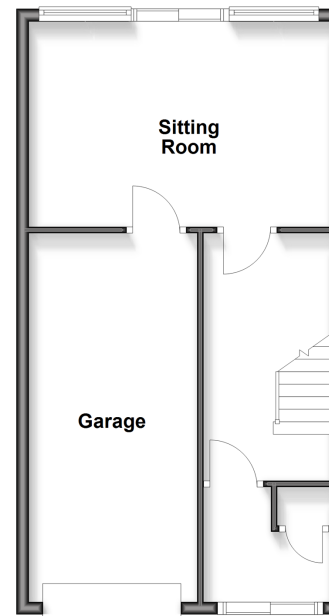
Landing
Bedroom 1: 11'5 x 9'6 (3.48m x 2.90m)
Bedroom 2: 11'6 x 9'5 (3.51m x 2.87m)
Bedroom 3: 11'6 x 6'0 (3.51m x 1.83m)
Bedroom 4: 11'4 x 6'0 (3.46m x 1.83m)
Bathroom

OUTSIDE

Integral Garage
Driveway
Rear Garden

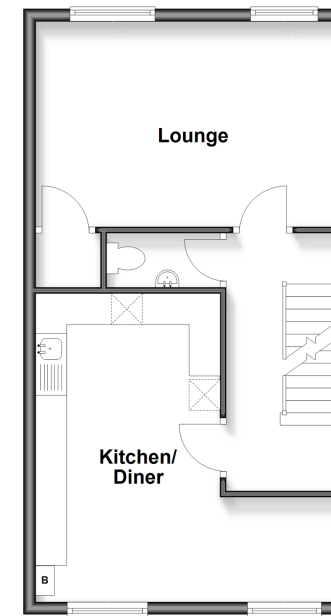
Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



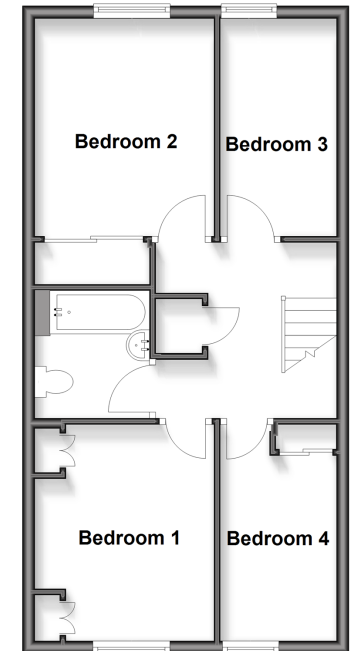
First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Second Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



Call Barnehurst - 01322 335525 ■ wardsofkent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



15000990/20260720/DH/GL