



**Guide Price**  
**£350,000**

**Freehold**

3x  1x  2x 

**Hilary Close, Erith, Kent,  
DA8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- A terraced family home with a garage en bloc
- Set in a cul de sac next to Bursted Woods
- Good primary schools nearby
- Easy walking distance to Barnehurst Rail Station
- Offered for sale with no chain

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'10 x 11'7 (5.13m x 3.53m)

Dining Area: 10'9 x 7'0 (3.28m x 2.14m)

Kitchen: 13'10 x 8'2 (4.22m x 2.49m)

### FIRST FLOOR

Landing

Shower Room

Bedroom 1: 15'2 x 8'4 (4.63m x 2.54m)

Bedroom 2: 10'7 x 6'2 (3.23m x 1.88m)

Bedroom 3: 8'4 x 8'3 (2.54m x 2.52m)

### OUTSIDE

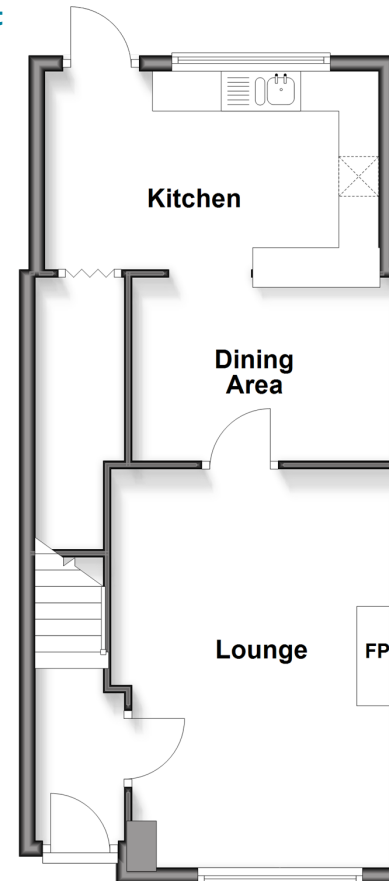
Front Garden

Rear Garden

Garage En Bloc

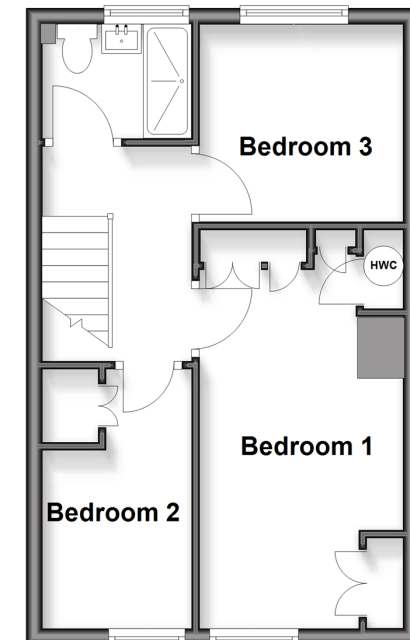
### Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



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

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



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