



Hurst Road, Erith, DA8 3EN
Guide Price £375,000

GUIDE PRICE £375,000 TO £400,000NO FORWARD CHAIN***

Offered to the market with no forward chain, this well-presented three-bedroom home occupies a convenient position in the heart of Northumberland Heath, with a wide range of everyday amenities, well-regarded schools and Zone 6 rail connections all within easy reach. Offering well-balanced accommodation throughout, the property is ideally suited to growing families, first-time buyers and investors alike.

The accommodation is arranged over two floors and comprises an entrance hall leading to a spacious 24ft lounge/dining room, providing ample space for both everyday living and entertaining. To the rear, the fitted kitchen overlooks the garden and is complemented by a convenient ground floor cloakroom/WC. The first floor offers three bedrooms, all served by a family bathroom.

Outside, the property enjoys a neatly enclosed rear garden, laid mainly to lawn with a patio seating area, creating an ideal space to relax or entertain during the warmer months. A detached garage provides secure parking or valuable additional storage.

Northumberland Heath is a well-established residential area offering a strong sense of community alongside excellent day-to-day convenience. Residents enjoy easy access to a range of local shops, cafés, schools and green spaces, while commuters are well catered for with nearby Erith and Barnehurst stations, together with the Elizabeth Line available from Abbey Wood. Excellent road links via the A2, M25 and Dartford Crossing further enhance the location's appeal.

Viewing is highly recommended. Call Page and Wells today and book your viewing to avoid missing out.



GROUND FLOOR

Entrance Hall

Lounge/Dining Room 24'3" x 11'4" (7.40m x 3.46m)

Kitchen 10'1" x 9'11" (3.08m x 3.04m)

Downstairs Cloakroom

FIRST FLOOR

Bedroom 1 14'1" x 8'9" (4.30m x 2.69m)

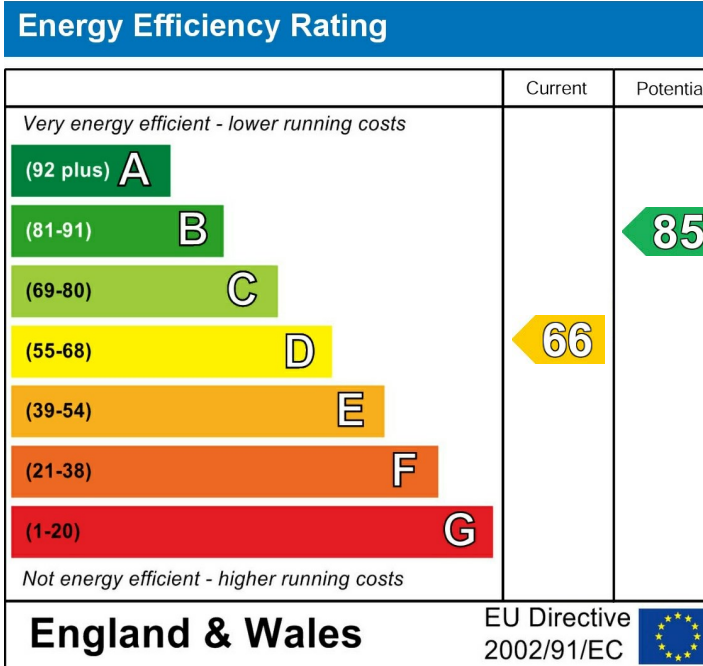
Bedroom 2 10'3" x 8'10" (3.13m x 2.70m)

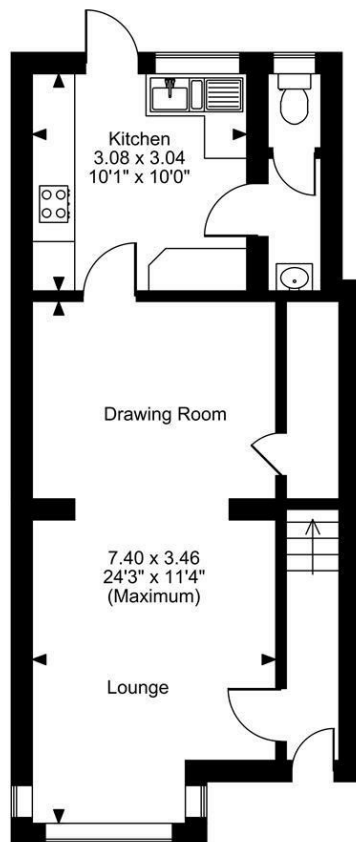
Bedroom 3 8'1" x 4'11" (2.48m x 1.52m)

Bathroom

EXTERNALLY

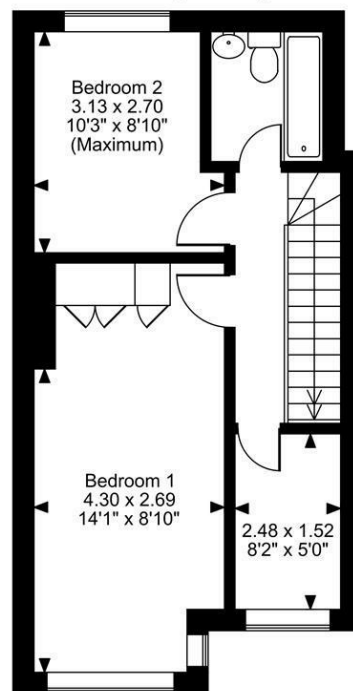
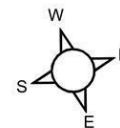
Garage 16'9" x 12'4" (5.13m x 3.77m)





Ground Floor

Hurst Road, Erith
Approximate Gross Internal Area
Main House = 859 Sq Ft/80 Sq M
Garage = 208 Sq Ft/19 Sq M
Total = 1067 Sq Ft/99 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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