



**Price**  
**£425,000**

**Leasehold**

3x  1x  1x 

**Ballast Road, Erith,  
Kent, DA8**

**OVER 60?**

You could get up to  
**59% off** the price!\*



Virtual Reality Tour available

*Wards*  
Helping you move forwards



## Main features

- End terrace house in a modern development
- 2 spaces in gated basement parking area
- Large living space opening onto low maintenance garden
- NHBC warranty until 2029
- Perfect home for professional couple or a family

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Kitchen:** 11'6 x 10'11 (3.51m x 3.33m)

**Lounge/Diner:** 18'7 x 10'3 (5.67m x 3.13m)

#### Downstairs Cloakroom

### FIRST FLOOR

#### Landing

**Bedroom 1:** 15'9 x 11'6 (4.80m x 3.51m)

**Bedroom 2:** 10'6 x 10'2 (3.20m x 3.10m)

**Bedroom 3:** 13'0 x 8'0 (3.97m x 2.44m)

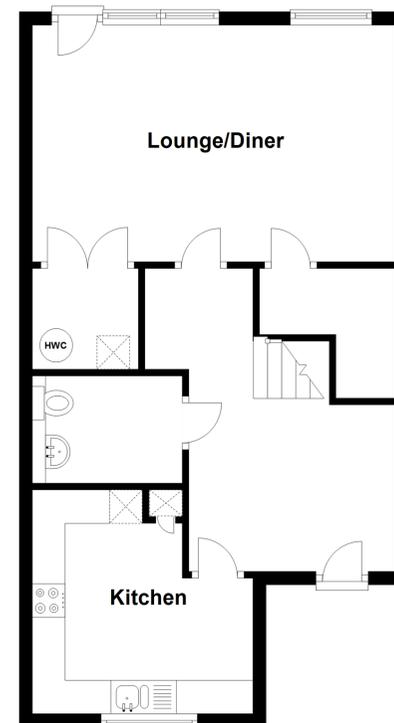
### OUTSIDE

#### Rear Garden

**2 Allocated Parking Space**

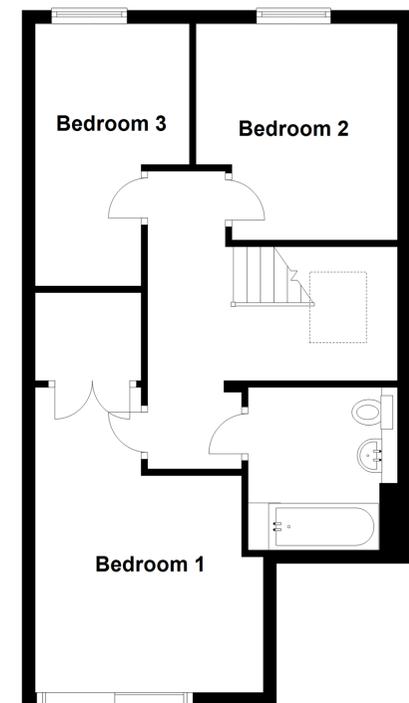
### Ground Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



### First Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



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

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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