



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)

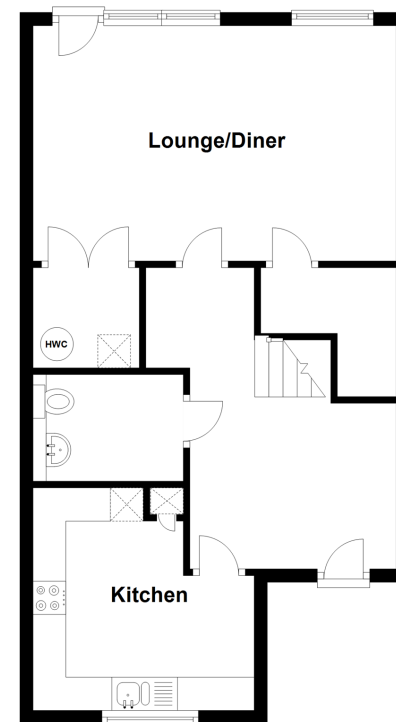
OUTSIDE

Rear Garden

2 Allocated Parking Space

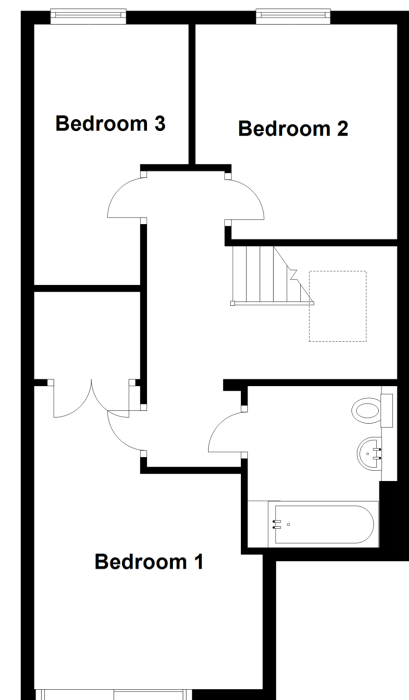
Ground Floor

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



First Floor

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



Call Barnehurst - 01322 335525 ■ wardsofken.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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