



**Price**  
**£375,000**

**Freehold**

3x  1x  1x 

**Coniston Close, Erith,  
Kent, DA8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Extended end of terrace family home**
- **Detached garage to the rear**
- **Sunny rear garden that backs onto allotments**
- **Cul de sac location within walking distance of the rail station with access to the Elizabeth Line**
- **In need of some updating but with great potential**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge Area: 12'3 x 10'7 (3.74m x 3.23m)  
 Dining Area: 10'9 x 9'7 (3.28m x 2.92m)  
 Kitchen: 15'4 x 6'9 at widest point (4.68m x 2.06m)

### FIRST FLOOR

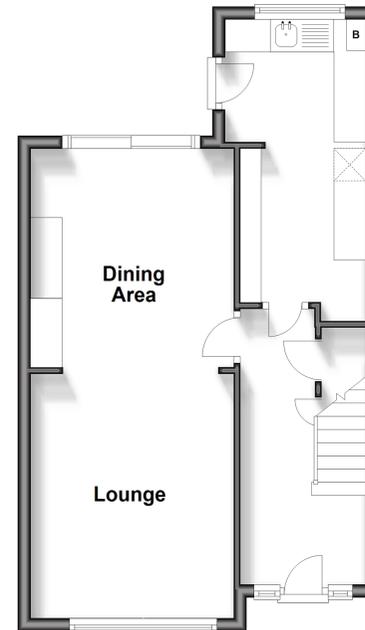
Landing  
 Bedroom 1: 12'3 x 10'3 (3.74m x 3.13m)  
 Bedroom 2: 10'4 x 10'2 (3.15m x 3.10m)  
 Bedroom 3: 7'6 x 6'1 (2.29m x 1.86m)  
 Bathroom

### OUTSIDE

Garden to Front  
 Garden to Rear  
 Garage to Rear

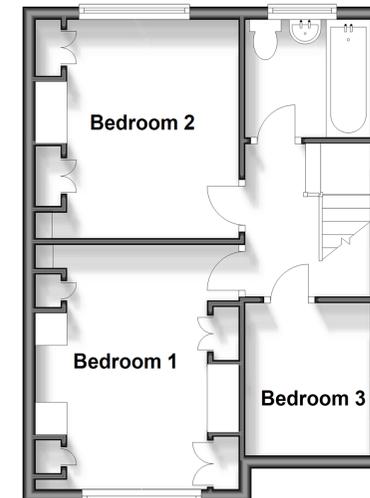
### Ground Floor

Approx. 41.7 sq. metres (448.4 sq. feet)



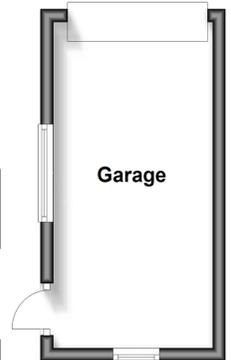
### First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



### Outbuilding

Approx. 12.7 sq. metres (136.5 sq. feet)



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

- The seller is a person connected with Wards as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- 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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