



**Price**  
**£425,000**

**Freehold**

2x  2x  2x 

**Wessex Drive, Erith,  
Kent, DA8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Semi-detached house
- Near Slade Green Station for convenient commuting
- Well designed layout with upstairs and downstairs bathrooms, including a utility room
- Peaceful setting with close links to motorways
- Large private driveway for hassle-free parking for up to 5 cars and a large garage for added storage

## Accommodation

### GROUND FLOOR

Porch  
 Living Area: 14'11 x 10'9 (4.55m x 3.28m)  
 Dining Area: 9'0 x 8'0 (2.75m x 2.44m)  
 Kitchen: 9'0 x 8'0 (2.75m x 2.44m)  
 Bathroom

### FIRST FLOOR

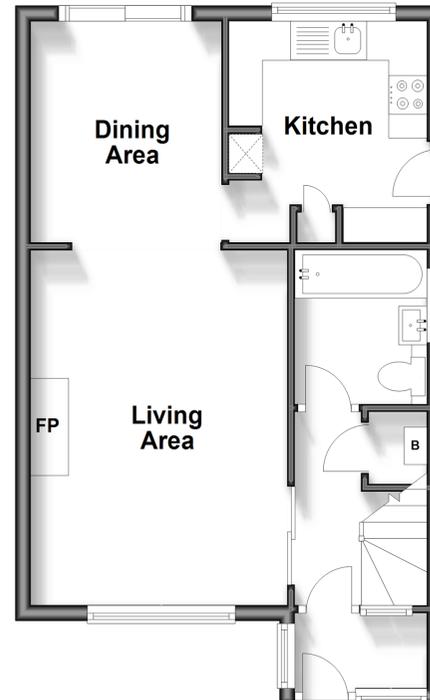
Landing  
 Shower Room  
 Utility Room  
 Bedroom 1: 18'0 x 10'0 (5.49m x 3.05m)  
 Bedroom 2: 13'11 x 11'7 (4.24m x 3.53m)

### OUTSIDE

Driveway  
 Rear Garden

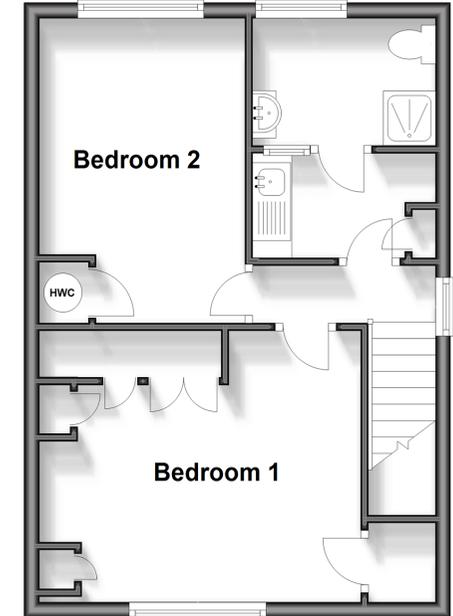
### Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



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

■ 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.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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