



**OVER 60?**

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

**Price**

**£775,000**

**Freehold**

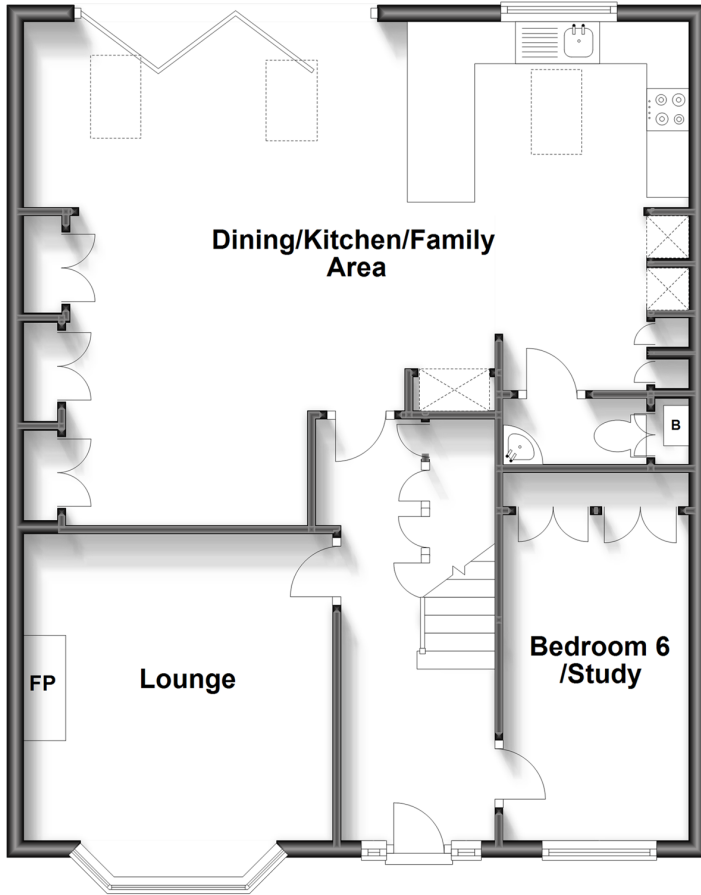
6x  3x  2x 

**Erith Road, Barnehurst,  
Kent, DA7**

*Wards*  
Helping you move forwards

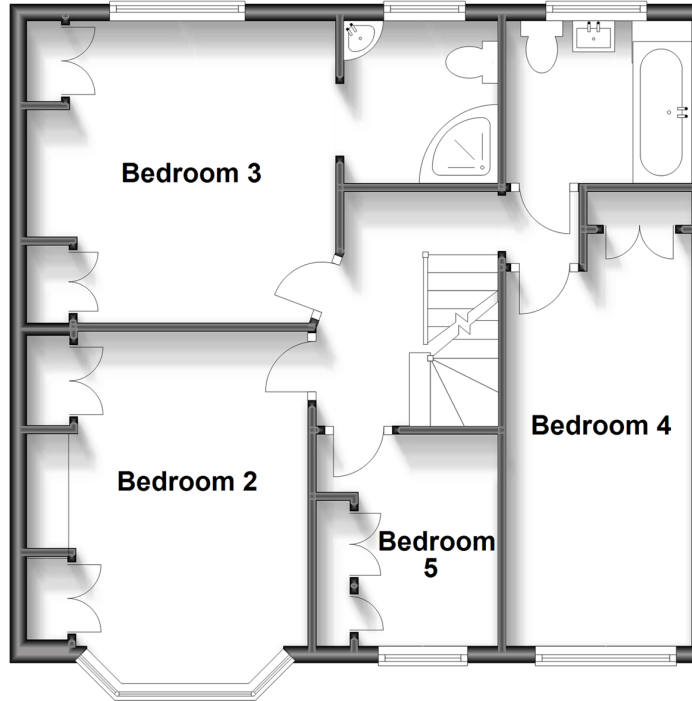
## Ground Floor

Approx. 77.2 sq. metres (831.1 sq. feet)



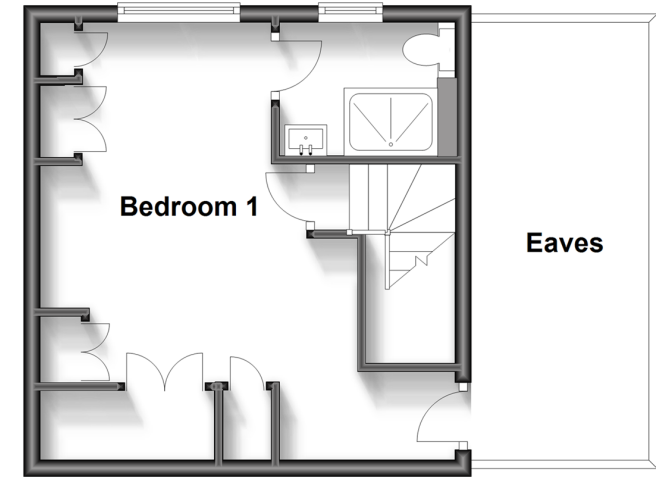
## First Floor

Approx. 59.1 sq. metres (635.6 sq. feet)



## Second Floor

Approx. 25.6 sq. metres (275.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Lounge: 11'9 x 11'0 (3.58m x 3.36m)  
 Kitchen /Family Area: 25'9 x 8'10 (7.85m x 2.69m)  
 Dining Area: 11'10 x 8'10 (3.61m x 2.69m)  
 Downstairs Cloakroom  
 Bedroom 6 / Study: 11'9 x 7'10 (3.58m x 2.39m)

### FIRST FLOOR

Landing  
 Bedroom 2: 11'11 x 11'10 (3.63m x 3.61m)  
 Bedroom 3: 15'7 x 7'2 (4.75m x 2.19m)  
 En-Suite Shower Room  
 Bedroom 4: 12'3 x 9'11 (3.74m x 3.02m)  
 Bedroom 5: 8'3 x 7'0 (2.52m x 2.14m)  
 Family Bathroom

### SECOND FLOOR

Landing  
 Bedroom 1: 15'8 x 12'1 (4.78m x 3.69m)  
 En-Suite Shower Room  
 Eaves

### OUTSIDE

Front Garden  
 Driveway  
 Rear Garden





## Main features

- Substantial extended 1930's semi-detached house in fantastic condition
- Superb living space with beautiful open plan Family Room/Kitchen/Diner
- Bi-fold doors leading to a fantastic garden
- Highly sort after location in one of the area's most popular roads
- Walking distance to Barnehurst Railway Station and excellent schools



### Nearest Schools

Primary Schools: Burstard Wood 0.3 mls, Pelham 0.3 mls, Barnehurst Junior 0.5 mls, St Paulinus Sch 1.1 mls. Secondary Schools & Further Education: Bexleyheath Sch 0.5 mls, St Catherine's Sch 0.6 mls, St Columba's Sch 0.7 mls. Erith Sch 0.8 mls, Townley Grammar Sch 1.1 mls.



### Transport Information

Train Stations: Barnehurst 0.2 mls, Bexleyheath 0.8 mls, Crayford 1.4 mls. Underground: Abbey Wood (Elizabeth Line) 2.4 mls.



### Address

Erith Road, Barnehurst, Kent, DA7



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Barnehurst Branch 01322 335525 ■ [wardsofkent.co.uk](http://wardsofkent.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  
■ 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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