



Price
£775,000

Freehold

6x  3x  2x 

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

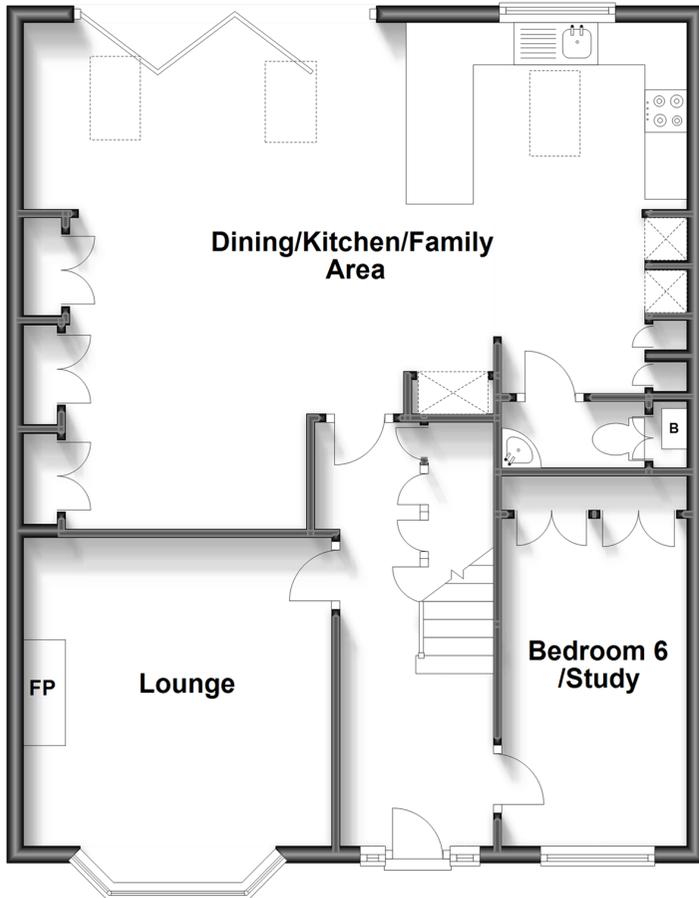
OVER 60?

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

Wards
Helping you move forwards

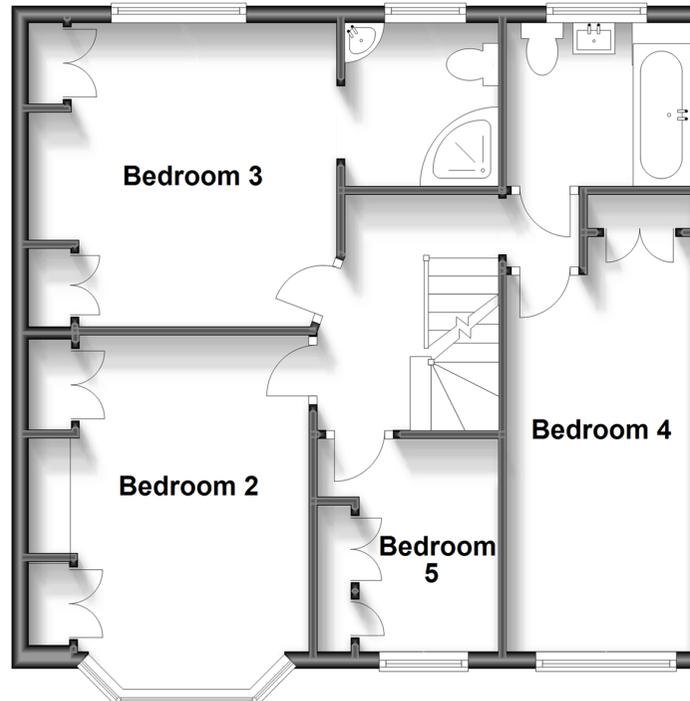
Ground Floor

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



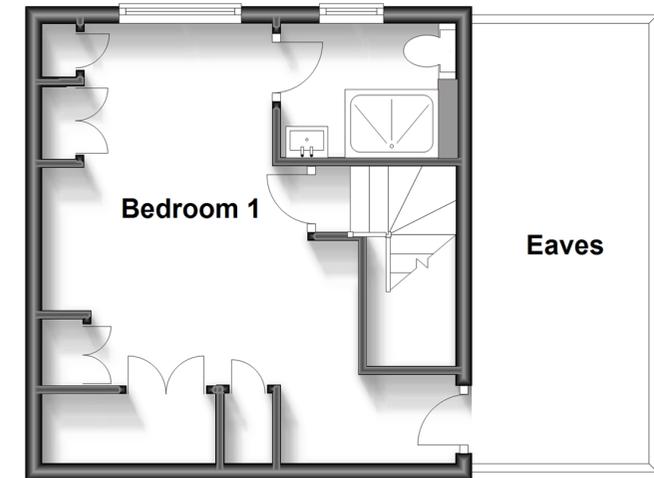
First Floor

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: Bursted 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



- 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.



EPC RATING
CURRENT: **C(74)** POTENTIAL: **B(83)**

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