



Price
£290,000

Leasehold

3x  1x  1x 

**Clydon Close, Erith,
Kent, DA8**

Wards
Helping you move forwards



Main features

- **Ground floor maisonette with 3 bedrooms**
- **Ready to move in to but with scope to 'make it your own'**
- **Low maintenance private rear garden and a garage**
- **Ideal first time buy, excellent for downsizers or a great buy to let**
- **Popular residential location, close to Erith Railway Station**



Nearest Schools

Primary Schools: Christ Church, Erith, CE VA Primary 0.0 miles, St Fidelis Catholic Primary 0.5 miles, Northend Primary 0.5 miles

Secondary Schools: Erith School 0.4 miles, Trinity School, Belvedere 0.8 miles, Woodside School 1.1 miles



Transport Information

Train Stations: Erith 0.2 miles, Slade Green 0.9 miles, Barnehurst 1.0 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner: 16'7 x 11'4 (5.06m x 3.46m)

Kitchen/Breakfast Room: 11'10 x 9'10 (3.61m x 3.00m)

Rear Lobby

Bathroom: 9'11 x 5'6 (3.02m x 1.68m)

Bedroom 1: 8'10 x 4'11 (2.69m x 1.50m)

Bedroom 2: 11'8 x 8'7 (3.56m x 2.62m)

Bedroom 3: 8'7 x 8'2 (2.62m x 2.49m)

OUTSIDE

Rear Garden

Garage en-bloc

Call Barnehurst - 01322 335525 ■ wardsof Kent.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



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