



**Price**  
**£365,000**

**Freehold**

3x  1x  1x 

**Silver Spring Close,  
Erith, Erith, DA8**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Driveway to front
- This property is in great condition and ready to move into
- Close to Nuxley Road shops
- Ideal for first time buyers or investors
- Handy bus route and near Erith Station (for access to The Elizabeth Line)

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 17'0 x 9'0 (5.19m x 2.75m)  
 Storage (Former Garage)

### FIRST FLOOR

Landing  
 Lounge: 12'0 x 11'1 (3.66m x 3.38m)  
 Bedroom 2: 9'0 x 7'0 (2.75m x 2.14m)  
 Cloakroom

### SECOND FLOOR

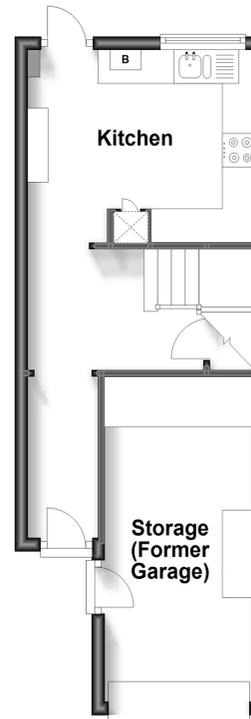
Landing  
 Bedroom 1: 11'11 x 11'1 (3.63m x 3.38m)  
 Bedroom 3: 9'1 x 6'0 (2.77m x 1.83m)  
 Bathroom

### OUTSIDE

Driveway to Front  
 Rear Garden

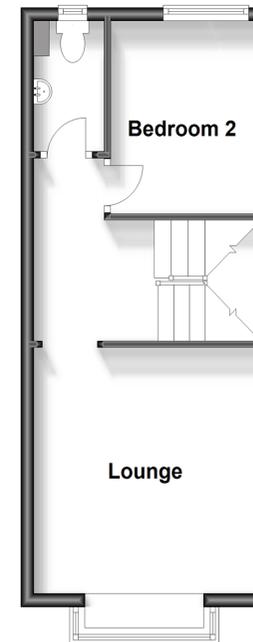
### Ground Floor

Approx. 31.2 sq. metres (335.5 sq. feet)



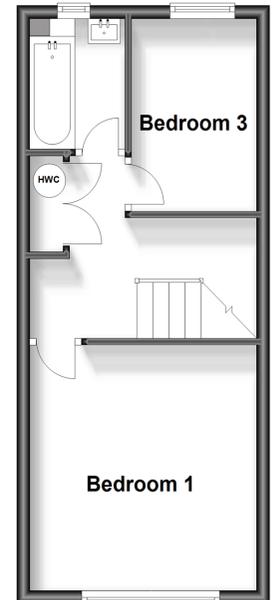
### First Floor

Approx. 30.4 sq. metres (327.1 sq. feet)



### Second Floor

Approx. 29.9 sq. metres (322.1 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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