



HUNTERS®

HERE TO GET *you* THERE

23 Mangold Way, Erith, DA18 4DA

HUNTERS

HERE TO GET *you* THERE

23 Mangold Way, Erith, DA18 4DA

Guide Price £250,000

£250,000 to £270,000. This spacious three-bedroom townhouse, available exclusively to cash buyers due to its concrete construction, offers a practical and well-designed layout ideal for modern family living. Spanning three levels, the property combines functionality with ample space, making it a fantastic opportunity for families or investors.

The ground floor features a convenient WC and direct access to the rear garden, which provides a low-maintenance outdoor area, perfect for relaxation or entertaining. On the first floor, the bright kitchen/diner leads to a balcony. Adjacent to the kitchen is the generously sized lounge, a versatile space perfect for family gatherings or quiet evenings.

The second floor comprises three well-proportioned bedrooms, ensuring plenty of space for family members or guests. A family bathroom completes this level, offering practicality and comfort. Thoughtfully designed with ample built-in storage throughout, the home caters to the needs of busy households, allowing for a clutter-free living environment.

Located in a highly convenient area, the property is close to several excellent schools, including Parkway, St John Fisher, and Northwood Primary, as well as Harris Garrard Academy and St Paul's Academy for secondary education. Families will appreciate the variety of educational options within easy reach.

For commuters, Abbey Wood Station is just 0.5 miles away, offering access to Thameslink, Southeastern services, and the Elizabeth Line for fast connections into central London and beyond. Additionally, local bus routes provide convenient links to Thamesmead, Woolwich, North Greenwich Station, Bexleyheath, and other nearby areas, ensuring exceptional connectivity.

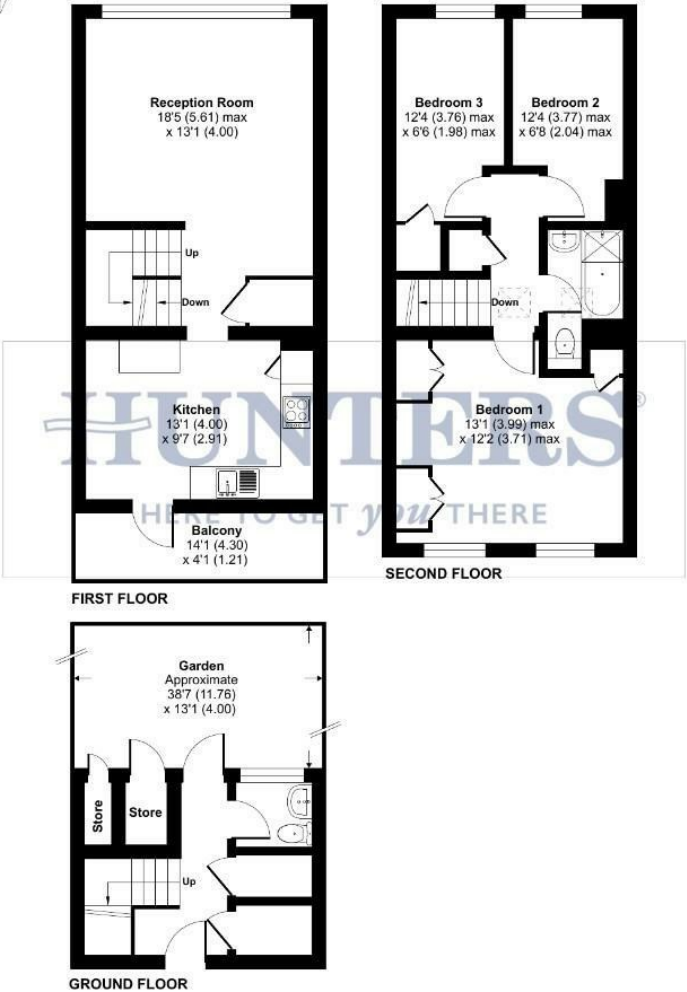
Combining space, convenience, and excellent transport links, this townhouse represents an outstanding opportunity for those seeking a comfortable family home or a smart investment in a well-connected location.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

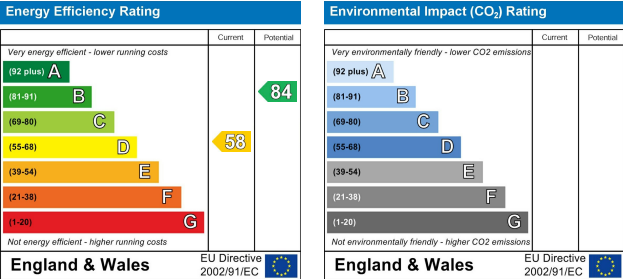
Mangold Way, Erith, DA18

Approximate Area = 931 sq ft / 86.4 sq m (excludes stores)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1226145



ENTRANCE

GROUND FLOOR WC

FIRST FLOOR LANDING

KITCHEN/DINER

13'1 x 9'7

LOUNGE

18'5 x 13'1

SECOND FLOOR LANDING

BEDROOM ONE

13'1 x 12'2

BEDROOM TWO

12'4 x 6'8

BEDROOM THREE

12'4 x 6'6

BATHROOM

GARDEN

38'7 x 9'7

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







