



Mill Road

Erith, DA8 1HW

Offers Over £375,000



- Chain free home
- Popular location
- Three good size bedrooms
- Nice rear garden
- Floor Area: 1076 total sq ft

- Well presented
- Close to local schools, shops & transport
- Enlarged lounge, kitchen/diner and ground floor shower room
- Call Hunters to view
- EPC Rating: E

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** PRICE RANGE £375,000 - £400,000 **

** CHAIN FREE HOME **

Nestled on the charming Mill Road in Northumberland Heath, this delightful mid-terrace Victorian home offers a wonderful opportunity for families and first-time buyers alike. Spanning an impressive 1,076 square feet, this spacious residence boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The modern kitchen/diner has been thoughtfully designed to cater to contemporary living, while the enlarged lounge creates a warm and welcoming atmosphere. The shower room adds convenience to daily routines, ensuring that this home meets the needs of modern life.

A useful lean-to serves as a utility room, enhancing the practicality of the space. The rear garden is a lovely outdoor retreat, ideal for enjoying sunny days or hosting gatherings with friends and family.

This home has been cherished by the same owner for over 50 years, reflecting a deep sense of care and pride. Located in a popular area, residents will benefit from easy access to a variety of schools, shops, and transport links, including Erith train station, which is just two stops from the Elizabeth Line.

This chain-free property is marketed by Hunters Estate Agents, making it an excellent choice for those looking to move in without delay. Do not miss the chance to view this charming Victorian home; contact Hunters today to arrange a visit and discover the potential that awaits you in this lovely residence.

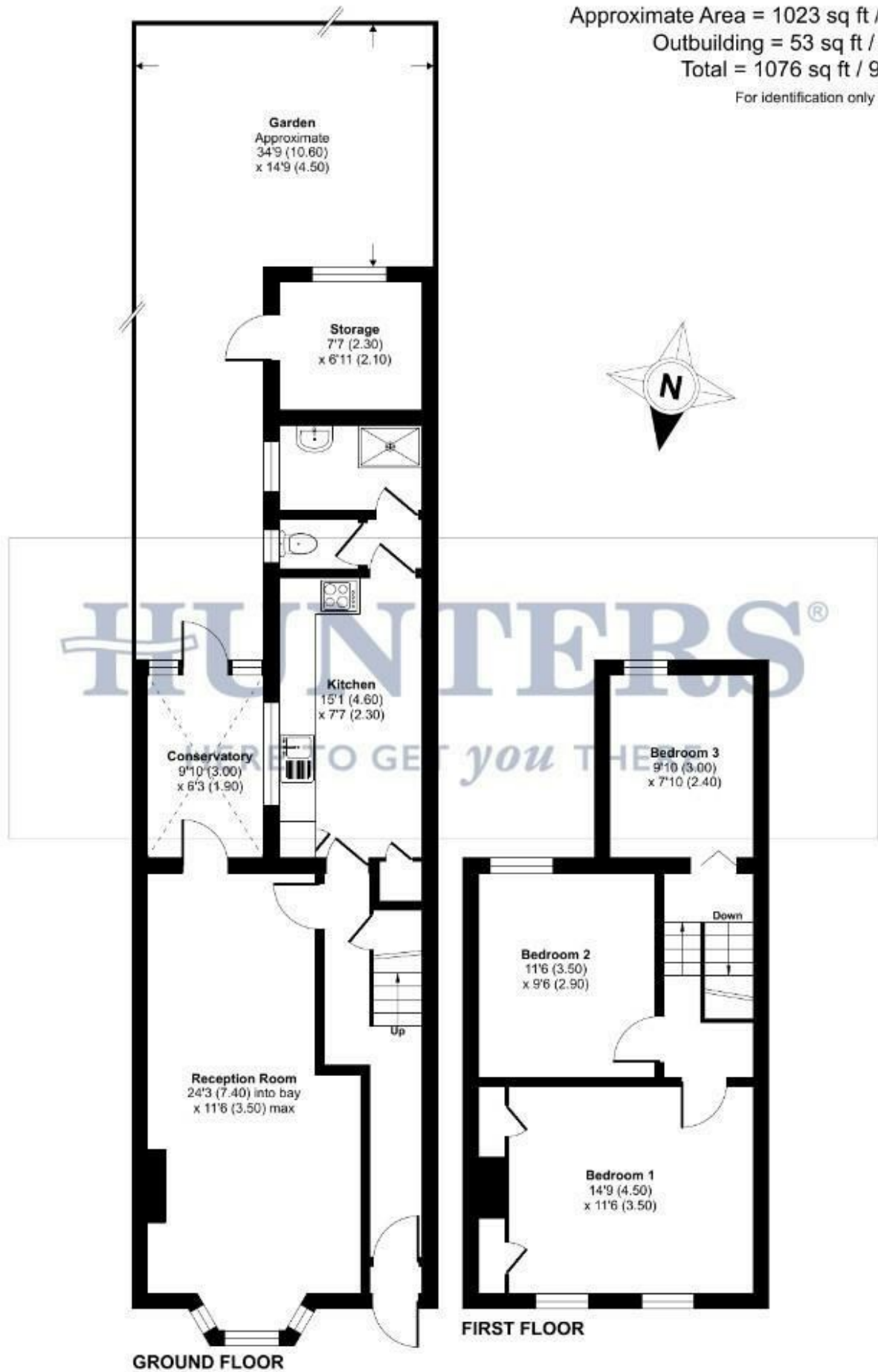
Mill Road, Erith, DA8

Approximate Area = 1023 sq ft / 95 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1076 sq ft / 99.9 sq m

For identification only - Not to scale



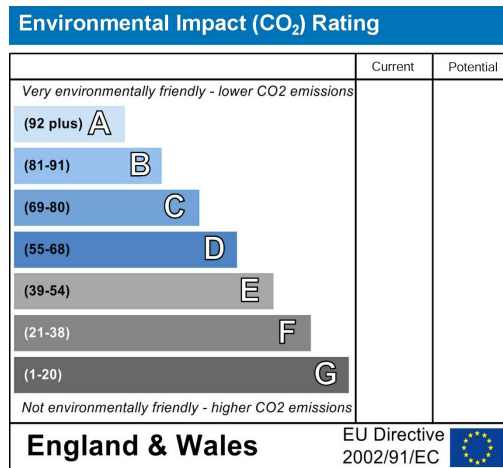
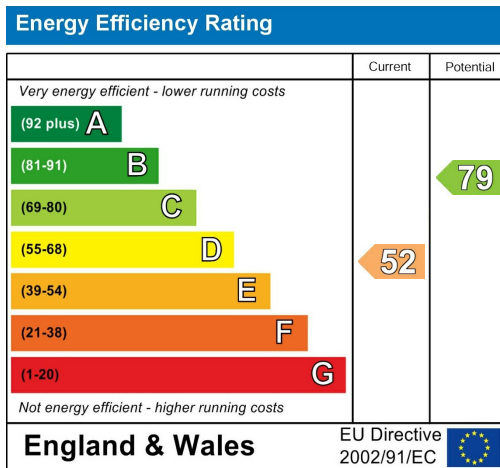
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Welling - Cross & Warren Enterprises Ltd. REF: 1239605

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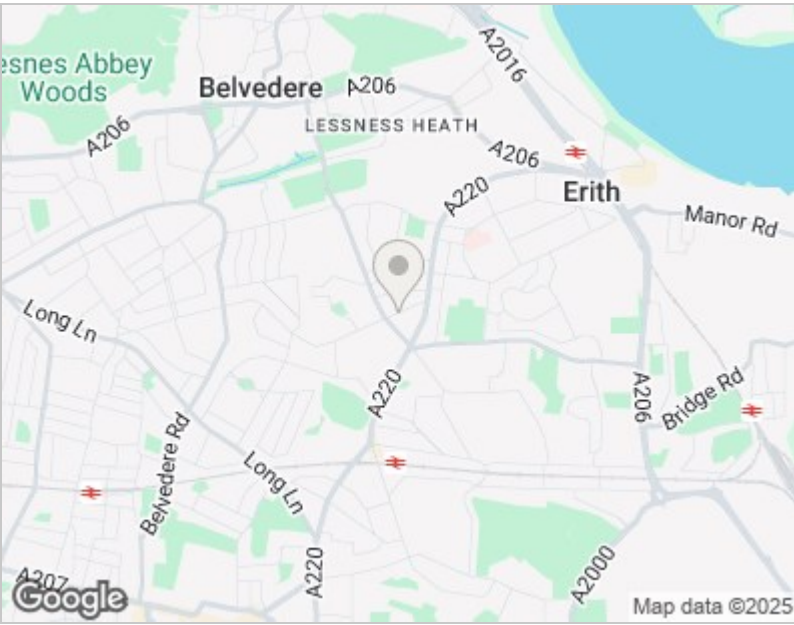
Energy Efficiency Graph



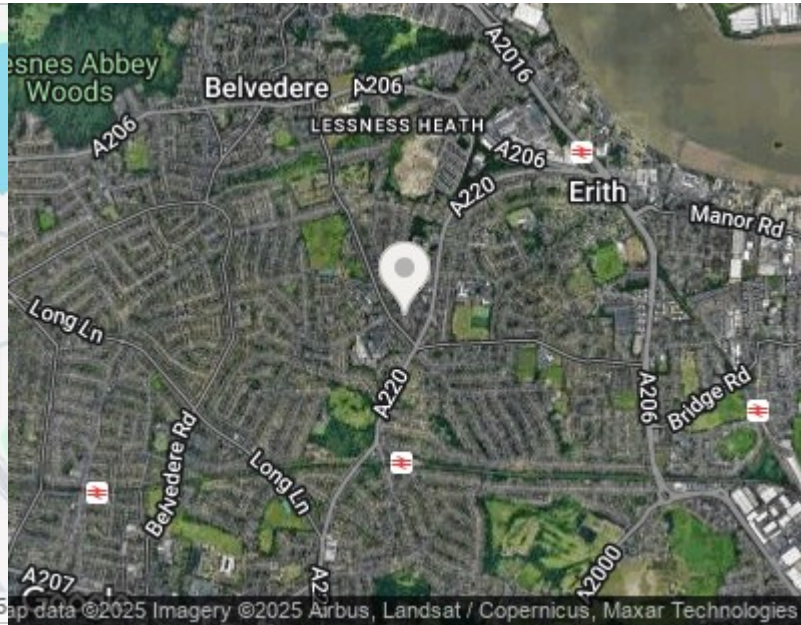
Viewing

Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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