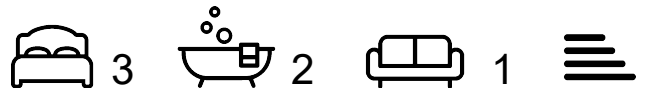




Birling Road

Erith, DA8 3HZ

Asking Price £470,000



- Detached home
- En suite shower room & separate bathroom
- Good size lounge
- Detached Garage
- Floor Area: 1102 sq ft

- Three bedrooms
- Bonus loft area
- Kitchen/dining room
- Call Hunters to view
- EPC Rating: C

Birling Road

Erith, DA8 3HZ

Asking Price £470,000



Nestled on the charming Birling Road in Erith, this delightful detached house offers a perfect blend of comfort and convenience. Built in 1991, this well-maintained property spans an impressive 1,102 square feet, providing ample space for family living.

Upon entering, you are welcomed into a good-sized lounge that invites relaxation and social gatherings. The ground floor also features a spacious kitchen/diner, ideal for family meals and entertaining guests. The home boasts three bedrooms, comprising two generous doubles and a single, making it suitable for families of all sizes. The master bedroom benefits from an en suite shower room, while a separate bathroom serves the other bedrooms, ensuring privacy and convenience.

A notable feature of this property is the bonus loft area, which can be utilised for various purposes, whether as a playroom, study, or additional storage. Outside, the front and rear gardens provide a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, a detached garage at the rear offers secure parking for one vehicle and extra storage options.

This home is ideally located close to local schools, shops, and transport links, making it a perfect choice for families and commuters alike. With its appealing features and prime location, this property is not to be missed. We invite you to call Hunters to arrange your viewing and discover the potential of this wonderful home.

Birling Road, Erith, DA8

Approximate Area = 1102 sq ft / 102.3 sq m

Limited Use Area(s) = 210 sq ft / 19.5 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1441 sq ft / 133.9 sq m

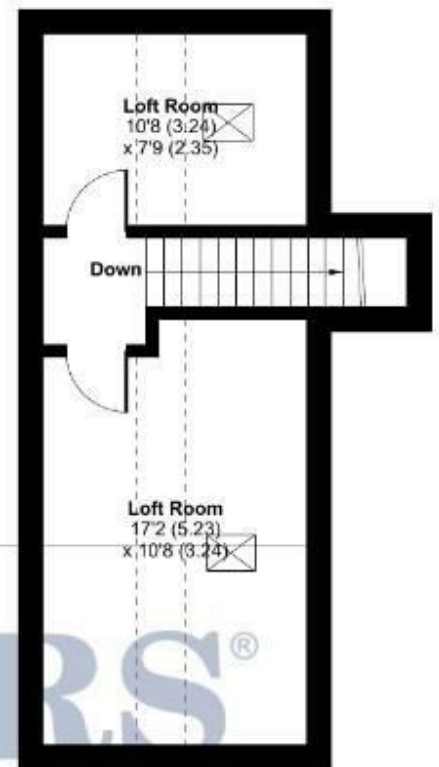
For identification only - Not to scale



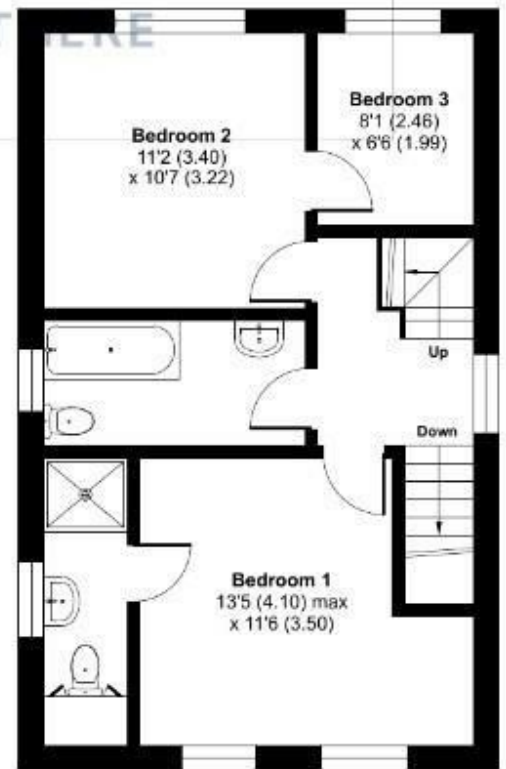
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexlevheath. REF: 1458083








Energy Efficiency Graph

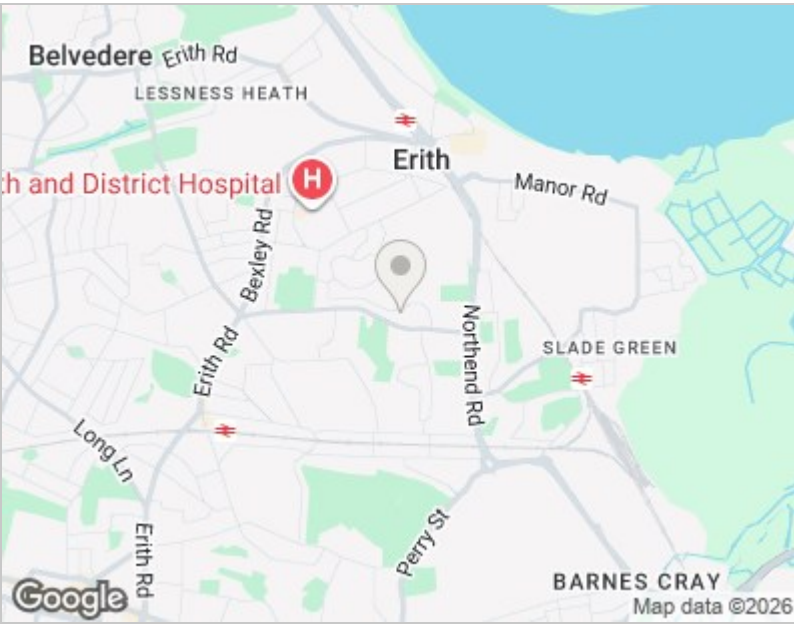
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 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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