



Carlton Road

Erith, DA8 1DW

Asking Price £475,000



- Chain free
- Four bedrooms
- Lounge/Diner
- Outbuilding with utility & shower room
- Floor Area: 1054 sq ft

- Link detached house
- First floor bathroom & ground floor WC
- Kitchen/Breakfast Room
- Call Hunters to view
- EPC Rating: D

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Nestled on Carlton Road in Erith, this link-detached house presents an excellent opportunity for families seeking a spacious and convenient home. With a generous area of 1,054 square feet, the property boasts four well-proportioned bedrooms, making it ideal for those needing extra space.

Upon entering, you will find a welcoming lounge/diner located at the rear of the home, perfect for family gatherings and entertaining guests. The kitchen/breakfast room at the front offers a delightful space for casual dining, ensuring that meal preparation is both practical and enjoyable. Additionally, the ground floor features a convenient WC, enhancing the functionality of the living space.

The first floor is home to a family bathroom, serving the four bedrooms comfortably. Outside, the property benefits from both front and rear gardens, providing a lovely outdoor area for relaxation or play. An integral garage and off-road parking for two vehicles add to the convenience of this chain-free home.

Moreover, a useful outbuilding enhances the property's appeal, featuring a reception area, utility space, and its own shower room. This versatile space could serve various purposes, from a home office to a guest suite.

Situated close to local schools, shops, and transport links, this property is perfectly positioned for family life. With its blend of space, practicality, and location, this link-detached house on Carlton Road is a must-see. We invite you to call Hunters to arrange a viewing and explore the potential of this delightful home.

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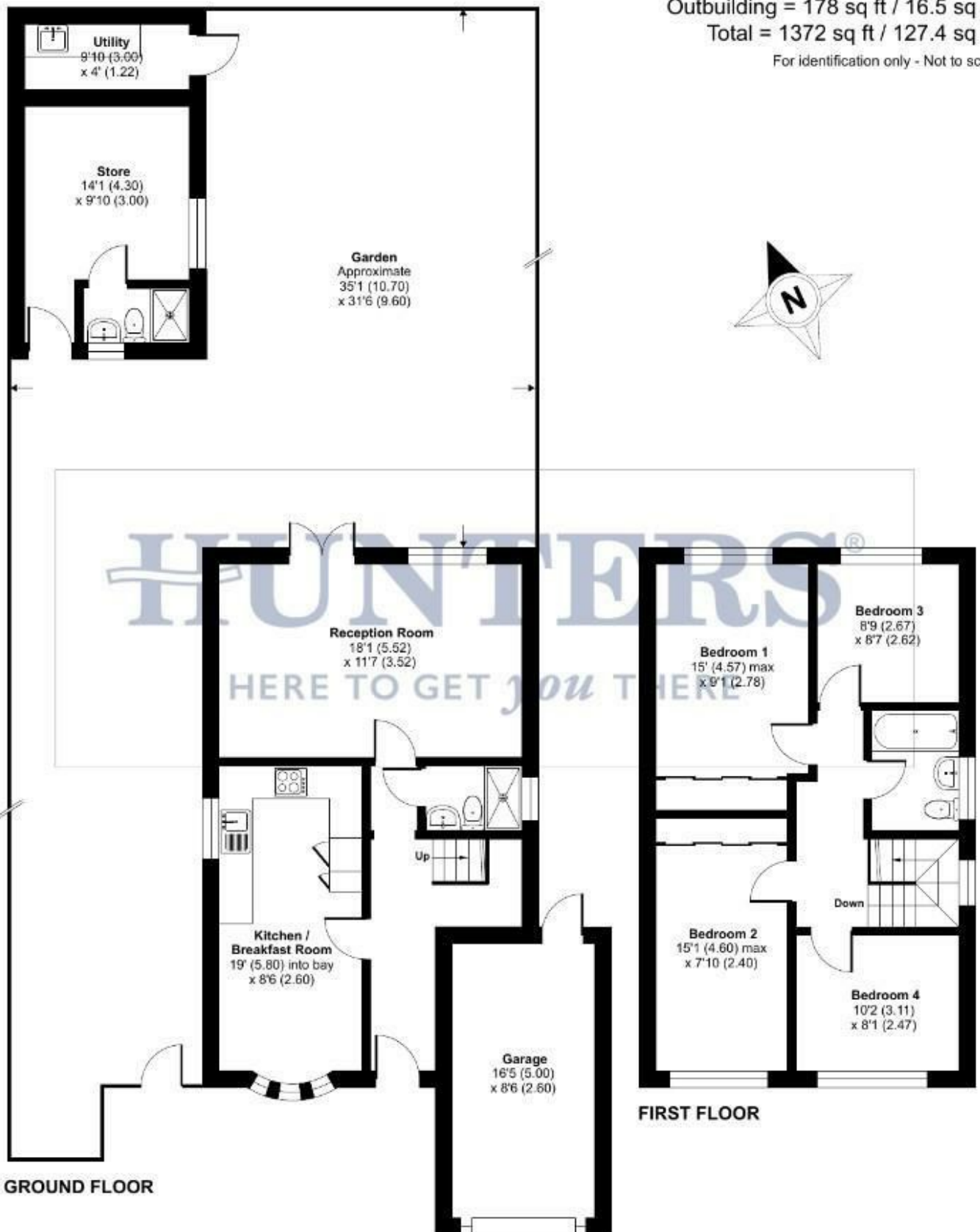
Approximate Area = 1054 sq ft / 97.9 sq m

Garage = 140 sq ft / 13 sq m

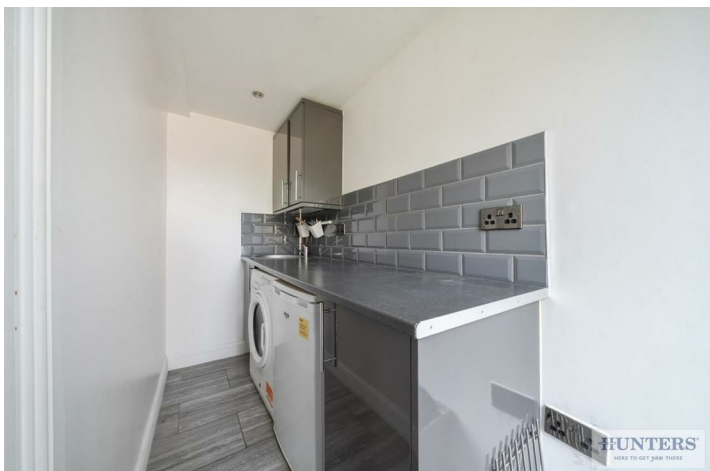
Outbuilding = 178 sq ft / 16.5 sq m

Total = 1372 sq ft / 127.4 sq m

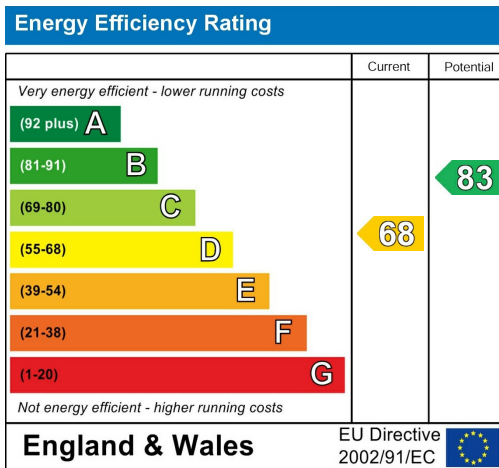
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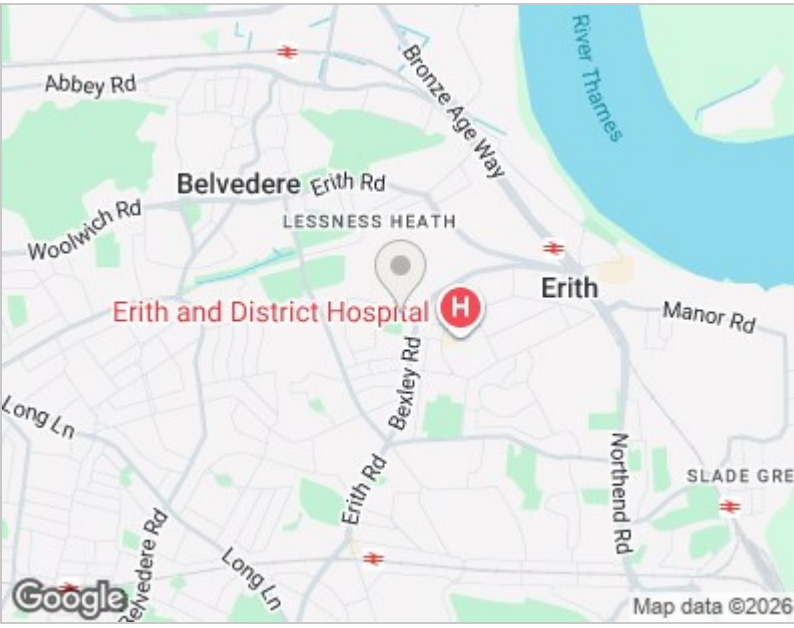
Energy Efficiency Graph



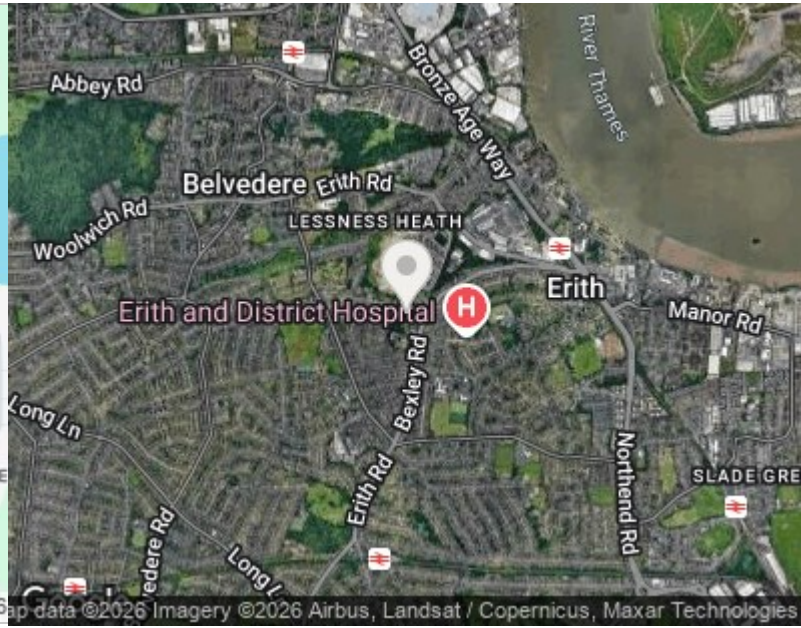
Viewing

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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