



HUNTERS
FOR SALE

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HERE TO GET *you* THERE

35 Manor Road, Erith, DA8 2AE

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Asking Price £300,000

Offered chain free with no onward chain, this well-presented two-bedroom terraced cottage presents an excellent opportunity for buyers looking for a property they can make their own. While the accommodation is currently well maintained, the property would benefit from some updating and modernisation, offering plenty of scope to add your own style and create a home tailored to your needs.

The ground floor features a spacious through lounge with an attractive fireplace, creating a warm and inviting focal point. The lounge leads through to the kitchen, while a convenient ground floor bathroom completes the accommodation on this level.

Upstairs, there are two well-proportioned double bedrooms, both offering generous space and plenty of potential for personalisation.

Outside, the property benefits from a rear garden, providing a pleasant space for relaxing, gardening or entertaining.

The location is another key attraction, with local schools, shops and transport links all within easy reach. Erith train station is conveniently nearby, providing regular connections into London and access to the Elizabeth Line via just two stops.

Erith town centre offers a good selection of supermarkets, shops, cafés and local services, while nearby parks and riverside walks along the River Thames provide excellent opportunities for outdoor leisure and recreation.

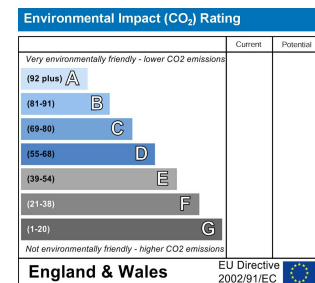
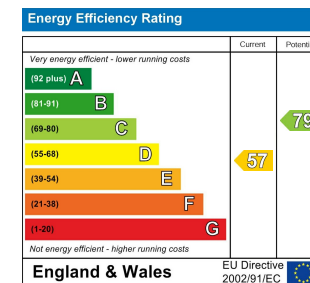
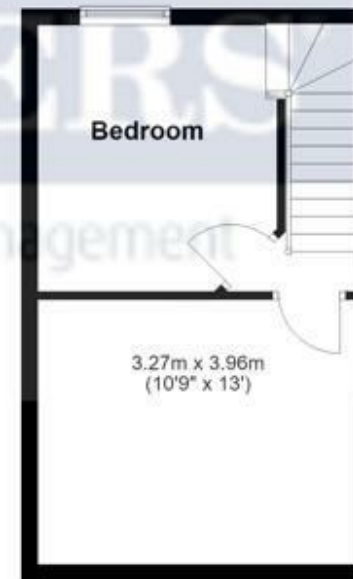
Combining generous accommodation, a private rear garden, a convenient location and excellent potential for improvement, this chain-free property would make an ideal home for first-time buyers, families or anyone looking for a property they can truly put their own stamp on.

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Ground Floor



First Floor



PORCH

LOUNGE AREA
11'6" x 10'5"

DINING AREA
11'8" x 10'0"

KITCHEN
11'6" x 9'4"

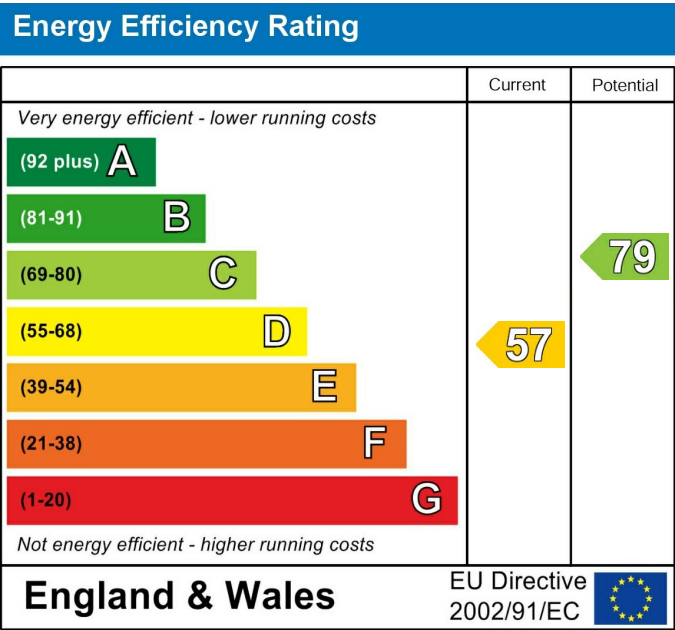
BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE
12'0" x 10'5"

BEDROOM TWO
10'9" x 8'11"

GARDEN



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.







