



## Leycroft Gardens, , Erith, DA8 2PA

- Chain free
- Close to Slade Green train station
- Gas Central Heating
- Mid terrace home
- Floor Area: 784 sq ft
- Three Bedrooms
- Cul De Sac
- Priate Rear Garden
- Call Hunters to View
- EPC Rating: C

**Asking Price £375,000**





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## DESCRIPTION

**\*\* CHAIN FREE \*\***

Nestled in the tranquil cul de sac of Leycroft Gardens, Erith, this charming terraced house presents an excellent opportunity for families seeking a comfortable and convenient home. With three bedrooms and a modern bathroom, this property is designed to cater to the needs of contemporary living.

Upon entering, you are greeted by a welcoming entrance hall that leads into a bright and airy lounge, complete with a dining area, perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is a delight for any cooking enthusiast, providing ample space and functionality for culinary creations.

The first floor boasts three bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all family members.

Externally, the property features a private garden, providing a lovely outdoor space for children to play or for hosting summer barbecues. The location is particularly advantageous, with local shops, schools, and Slade Green Train Station all within easy reach, making daily commutes and errands a breeze.

This delightful home is not just a property; it is a fine family residence that promises comfort and convenience in equal measure. Do not miss the chance to make this house your home. Make that call today to arrange a viewing, as opportunities like this are sure to attract interest.

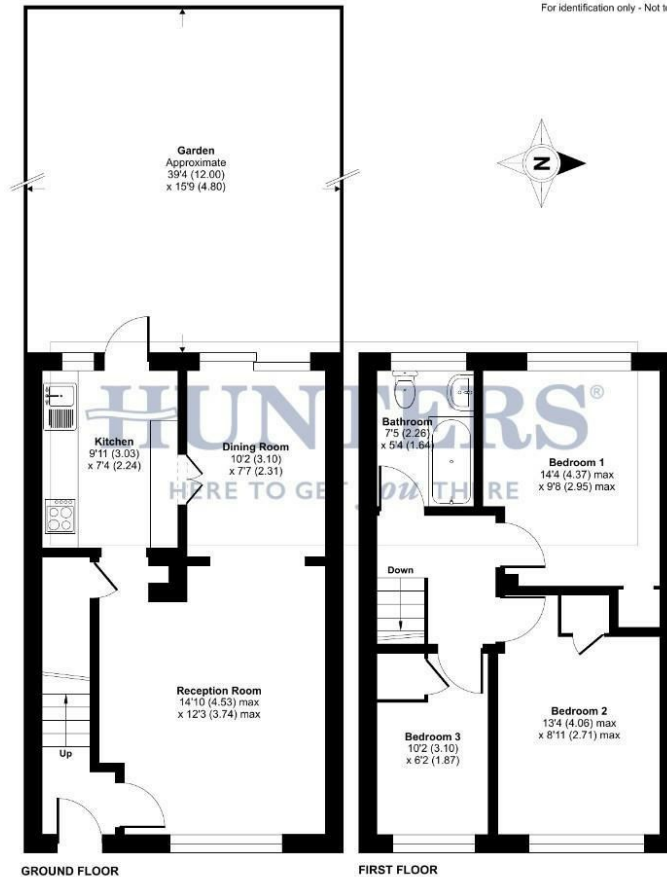






## Leycroft Gardens, Erith, DA8

Approximate Area = 784 sq ft / 72.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Richecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1372879

### Viewings

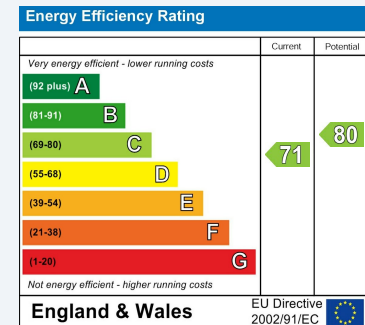
Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.