



HUNTERS

## Byron Drive

Erith, DA8 1YD

Asking Price £425,000



- Chain free
- Potential for future extension/development STPP
- Three/four bedrooms
- Lounge/diner & kitchen/breakfast room
- Floor Area: tbc
- Large corner plot
- Spacious townhouse
- In need of updating
- Call Hunters to view
- EPC Rating: tbc

# Byron Drive

Erith, DA8 1YD

Asking Price £425,000



\*\* CHAIN FREE \*\*

Nestled in the desirable area of Byron Drive, Northumberland Heath, this charming townhouse presents an exceptional opportunity for those seeking a spacious family home. This property is chain-free and boasts a generous corner plot, offering potential for extension or possible development, subject to planning permission.

Upon entering, you will find a versatile ground floor that features a welcoming reception room, which can also serve as a fourth bedroom, alongside a convenient WC. Ascending to the first floor, you are greeted by an open plan lounge and dining area that flows seamlessly into the kitchen and breakfast room, creating an ideal space for both relaxation and entertaining.

The second floor comprises three well-proportioned bedrooms, complemented by a family bathroom, ensuring ample accommodation for family living. The property also benefits from off-road parking for one vehicle and an integral garage, providing additional convenience.

The large rear and side gardens are a standout feature, offering a delightful outdoor space for children to play or for gardening enthusiasts to cultivate their green thumb.

This townhouse is a rare find in a sought-after location, making it a perfect choice for families or investors alike. We invite you to call Hunters to arrange a viewing and explore the potential this property has to offer.







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Tel: 01322 318100



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### Energy Efficiency Graph

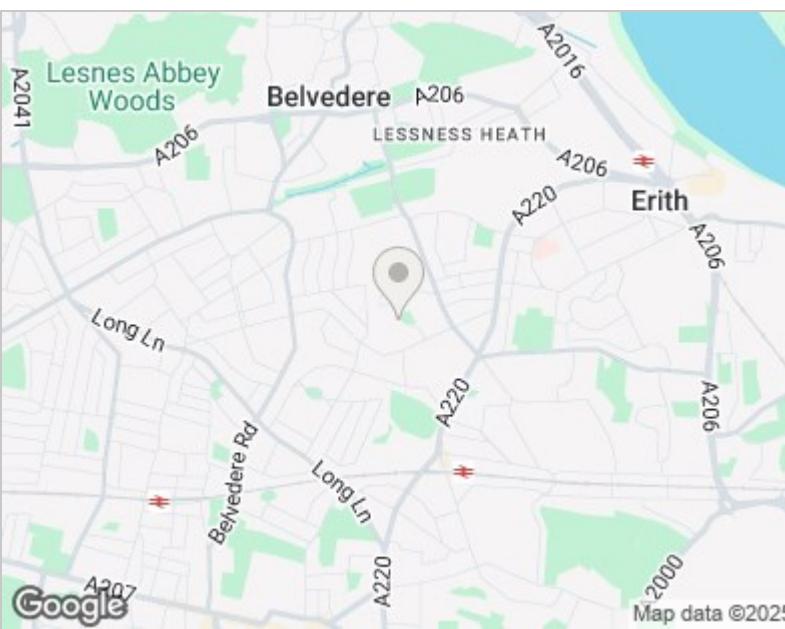
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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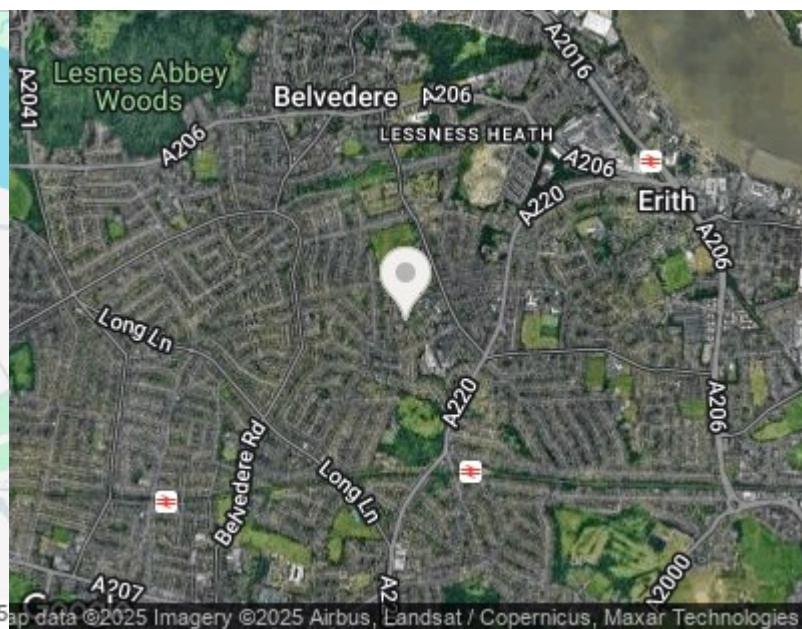
### Viewing

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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