



## Church Road

Erith, DA8 1PG

Price Range £400,000 - £425,000



- Popular location
- Solar Panels
- Three good size bedrooms
- Open plan lounge/diner
- Floor Area: 953 sq ft

- Well presented
- Off road parking
- Modern kitchen
- Call Hunters to view
- EPC Rating: B

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Nestled on the charming Church Road in Erith, this delightful Victorian mid-terrace house offers a perfect blend of character and modern living. Spanning an impressive 953 square feet, the property boasts two inviting reception room areas, ideal for both relaxation and entertaining. The open-plan lounge/dining area creates a warm and welcoming atmosphere, seamlessly connecting to a contemporary kitchen that is sure to please any home chef.

The first floor features three generously sized bedrooms, providing ample space for family or guests. A well-appointed bathroom on the ground floor adds to the convenience of this lovely home. Additionally, the property benefits from a cellar, offering excellent storage solutions for your belongings.

Outside, you will find off-road parking for one vehicle, a valuable asset in this popular location. The good-sized rear garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

This residence is ideally situated close to local schools, shops, and transport links, making it a perfect choice for families and commuters alike. The inclusion of solar panels further enhances the property's appeal, promoting energy efficiency and sustainability.

Do not miss the chance to view this charming home. Contact Hunters today to arrange a visit and discover all that this property has to offer.

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Approximate Area = 953 sq ft / 88.5 sq m

For identification only - Not to scale



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 & Bexleyheath. REF: 1431819

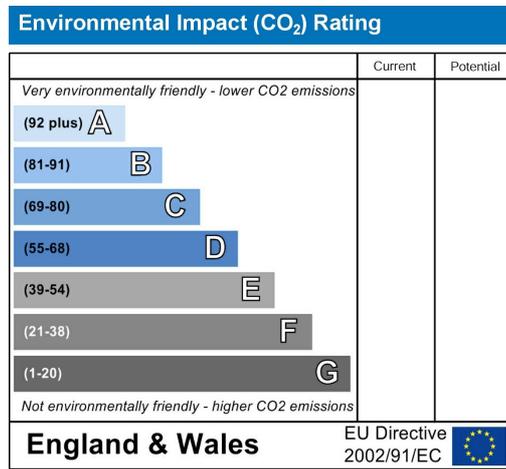
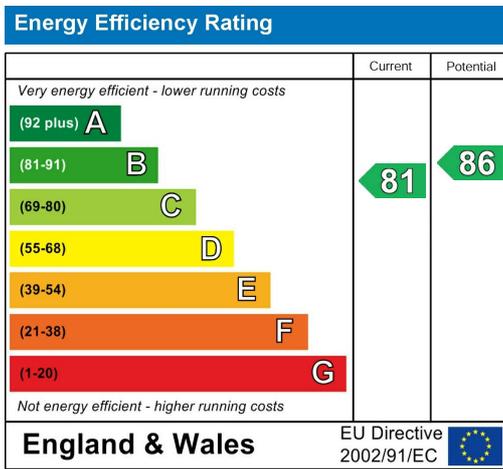
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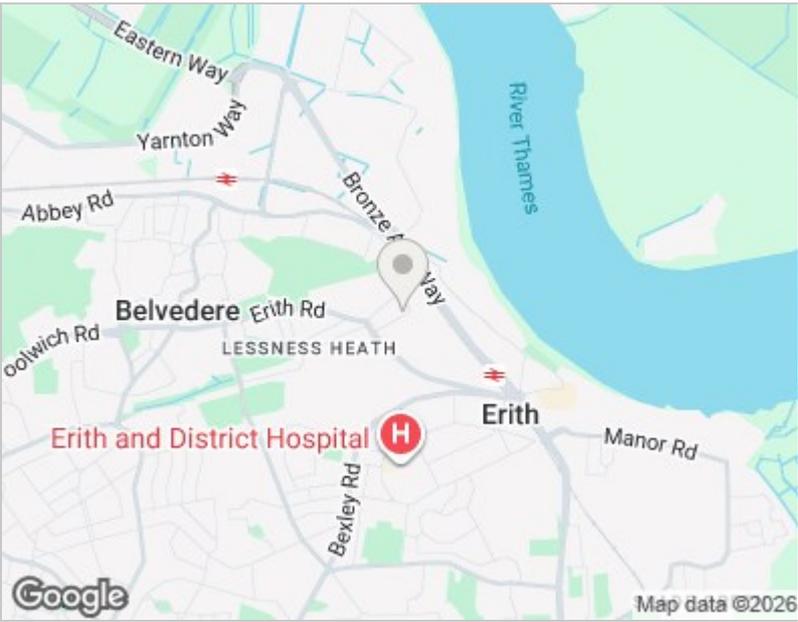
### Energy Efficiency Graph



### 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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