



## Northumberland Way, , Erith, DA8 3NT

- Spacious semi detached house
- Three bedrooms & first floor bathroom
- Off road parking
- Popular location
- Floor Area: 1056 sq ft
- Easy access to local schools, shops and transport
- lounge, kitchen & dining room
- Side and rear gardens, wider plot than normal
- Call Hunters to view
- EPC Rating: D

**Offers Over £400,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Northumberland Way, , Erith, DA8 3NT

## DESCRIPTION

\*\* PRICE RANGE £400,000 - £425,000 \*\*

Nestled in the sought-after area of Northumberland Way, Erith, this semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

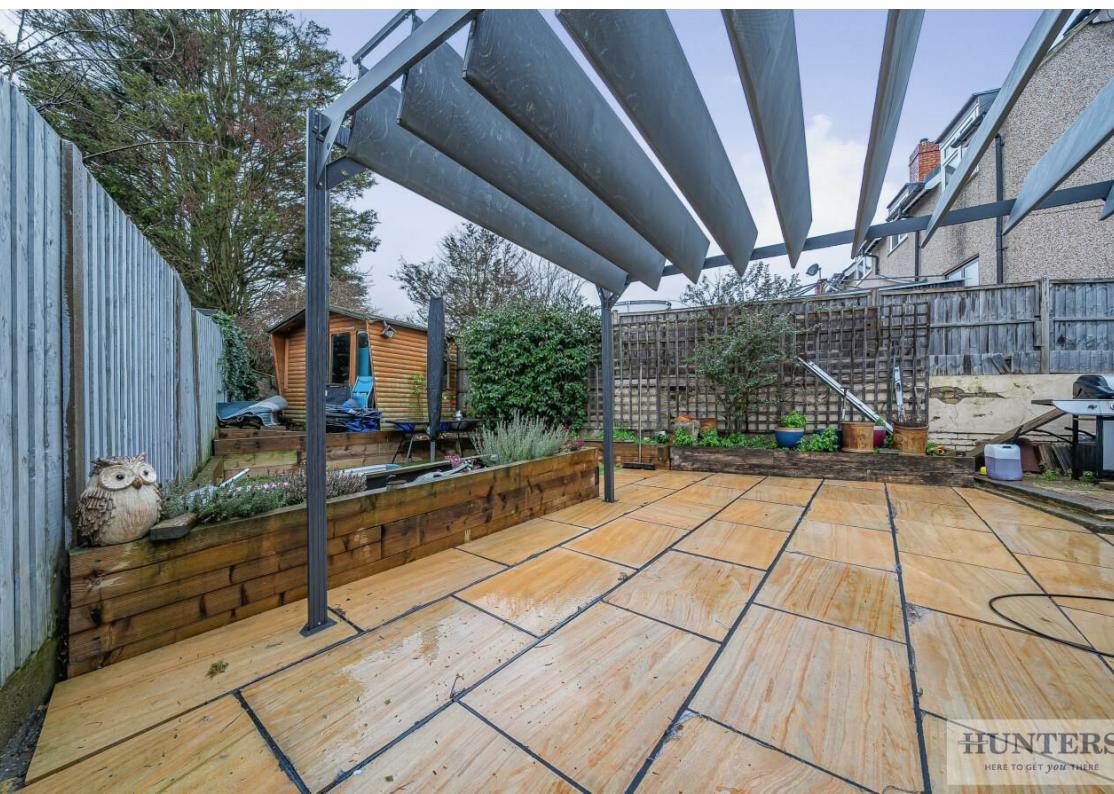
On the ground floor, you will find a welcoming lounge, perfect for relaxation, alongside a spacious kitchen and dining room that create an ideal setting for entertaining guests or enjoying family meals. The layout is designed to maximise both space and functionality, making it a delightful home for everyday living.

One of the standout features of this property is its wider-than-normal plot, which provides off-road parking for two vehicles. This is a rare find in the area and adds to the convenience of living in this popular location.

Residents will appreciate the easy access to local schools, shops, and transport links, making daily commutes and errands a breeze. The surrounding community is vibrant and welcoming, offering a range of amenities to suit all lifestyles.

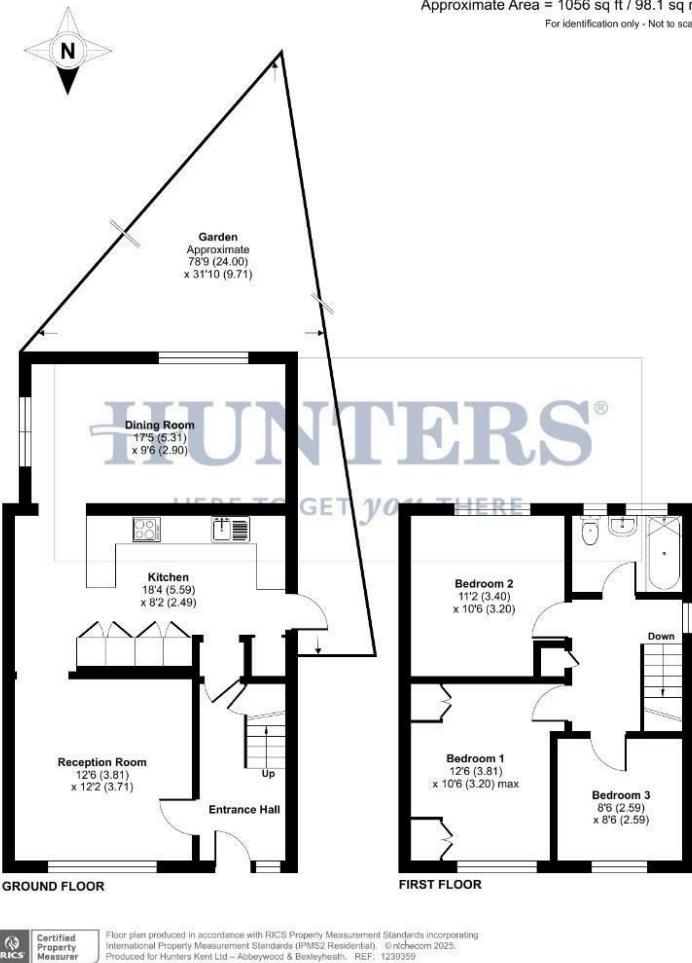
This property is a true gem in Erith, combining comfort, convenience, and a prime location. To fully appreciate what this home has to offer, we invite you to arrange a viewing with Hunters Bexleyheath. Don't miss out on the chance to make this lovely house your new home.





## Northumberland Way, Erith, DA8

Approximate Area = 1056 sq ft / 98.1 sq m  
For identification only - Not to scale



### 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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 79        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         | 63        |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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.