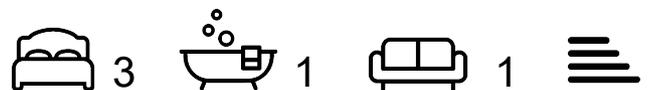




## Lincoln Close

Erith, DA8 2EB

Asking Price £360,000



- Spacious Accommodation
- 3 stops from Elizabeth Line
- First floor bathroom
- Large kitchen
- Floor Area: 906 sq ft

- Close to Slade Green Train Station
- Three bedrooms
- Good size lounge
- Call Hunters to view
- EPC Rating: C

# Lincoln Close

Erith, DA8 2EB

Asking Price £360,000



Nestled in the tranquil Lincoln Close, Erith, this charming three-bedroom house presents an ideal sanctuary for families seeking both comfort and convenience. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a well-appointed kitchen that caters to all your culinary needs. With three inviting bedrooms, there is ample space for family members or guests, complemented by a neatly designed bathroom.

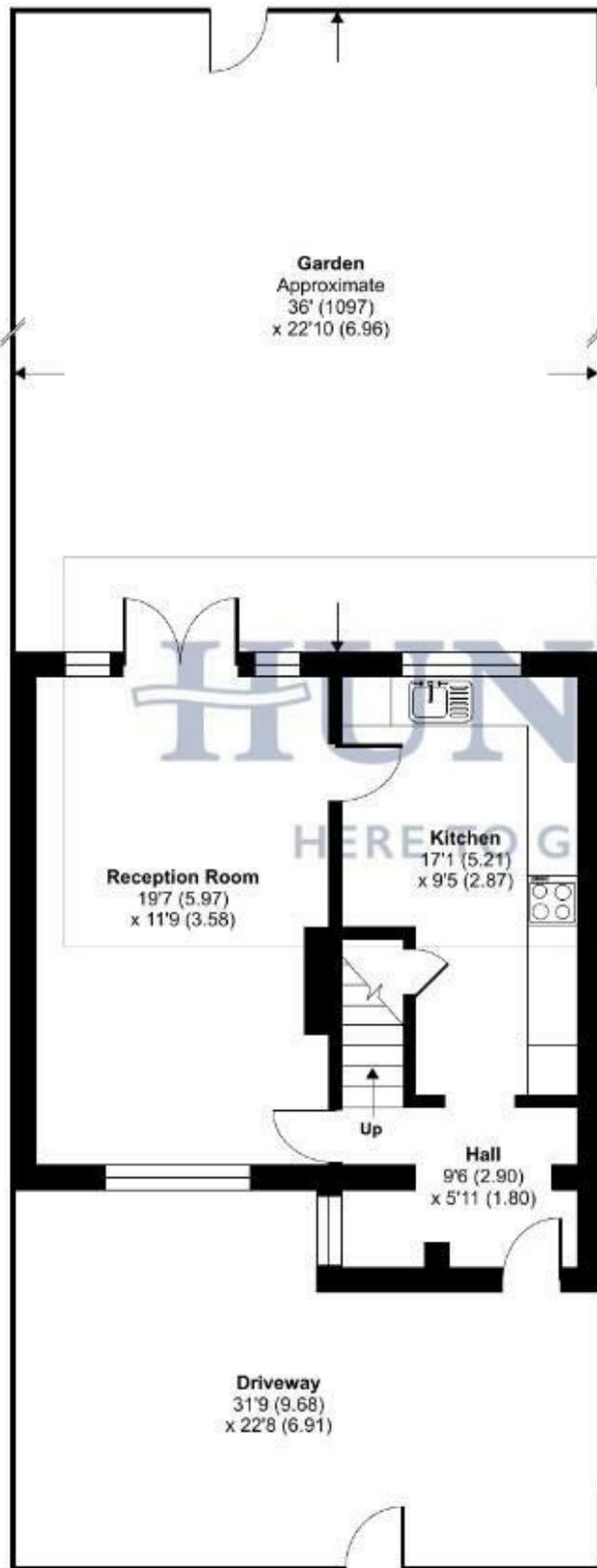
One of the standout features of this home is the private rear garden, providing a delightful outdoor space for children to play or for hosting summer gatherings. The location is particularly advantageous, as it is situated close to local amenities, reputable schools, and excellent transport links, ensuring that everything you require for modern living is within easy reach.

This delightful house is not just a property; it is a place where memories can be made and cherished. Do not miss the opportunity to make this lovely home your own. Contact Hunters today to arrange a viewing and take the first step towards your new life in Erith.

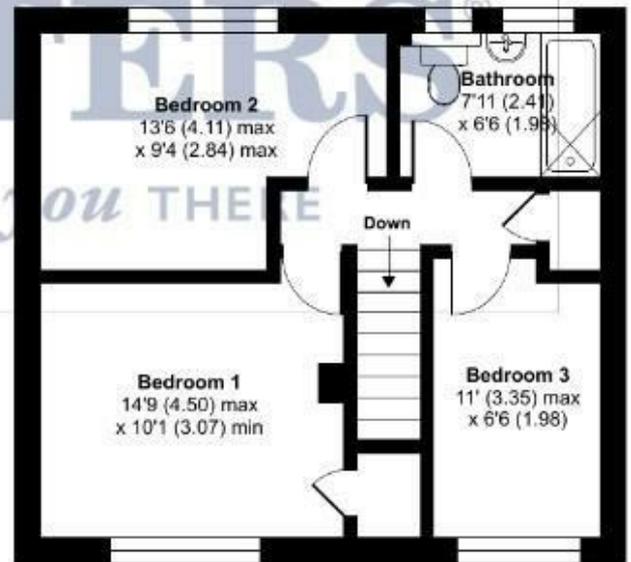
# Lincoln Close, Erith, DA8

Approximate Area = 906 sq ft / 84.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

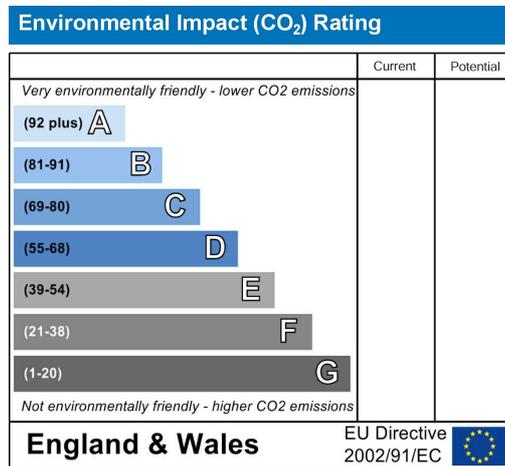
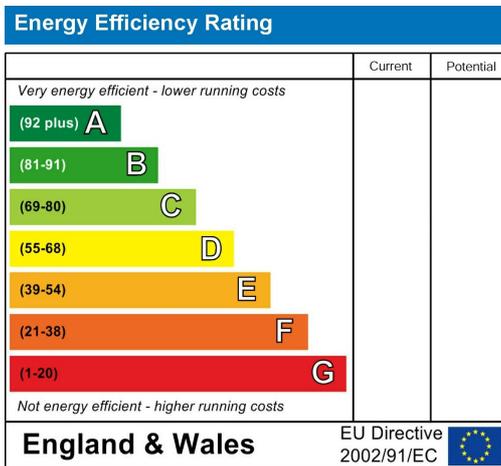


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1425942





## Energy Efficiency Graph



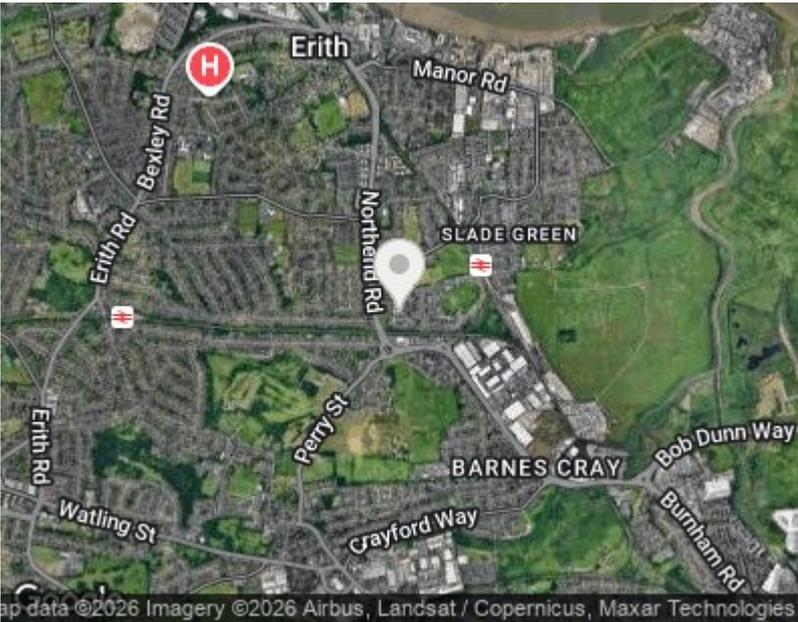
## Viewing

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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