



7 Hazel Road, Erith

- Chain free home
- Spacious accommodation
- Open plan lounge/dining room
- Modern ground floor bathroom
- Floor Area: 1131 sq ft
- Very well presented
- Three bedrooms
- Good size modern kitchen
- Call Hunters to view
- EPC Rating: D

Price Range £400,000

HUNTERS®

HERE TO GET *you* THERE

**** CHAIN FREE ****

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

Hunters estate agents are delighted to offer to the market this **SPACIOUS** three bedroom end of terrace Victorian home, the current owner has gone through and updated 95% of the property to a high standard, this literally just leaves you to choose what flooring you would like in a couple of the rooms!

The accommodation on offer comprises of a good size hallway, this then leads into the dining room which has been made open plan to the lounge, the lounge is bay fronted which not only adds to the character of the home but also adds a little more space. To the rear of the home is the modern kitchen, ground floor bathroom and the garden room which leads outside.

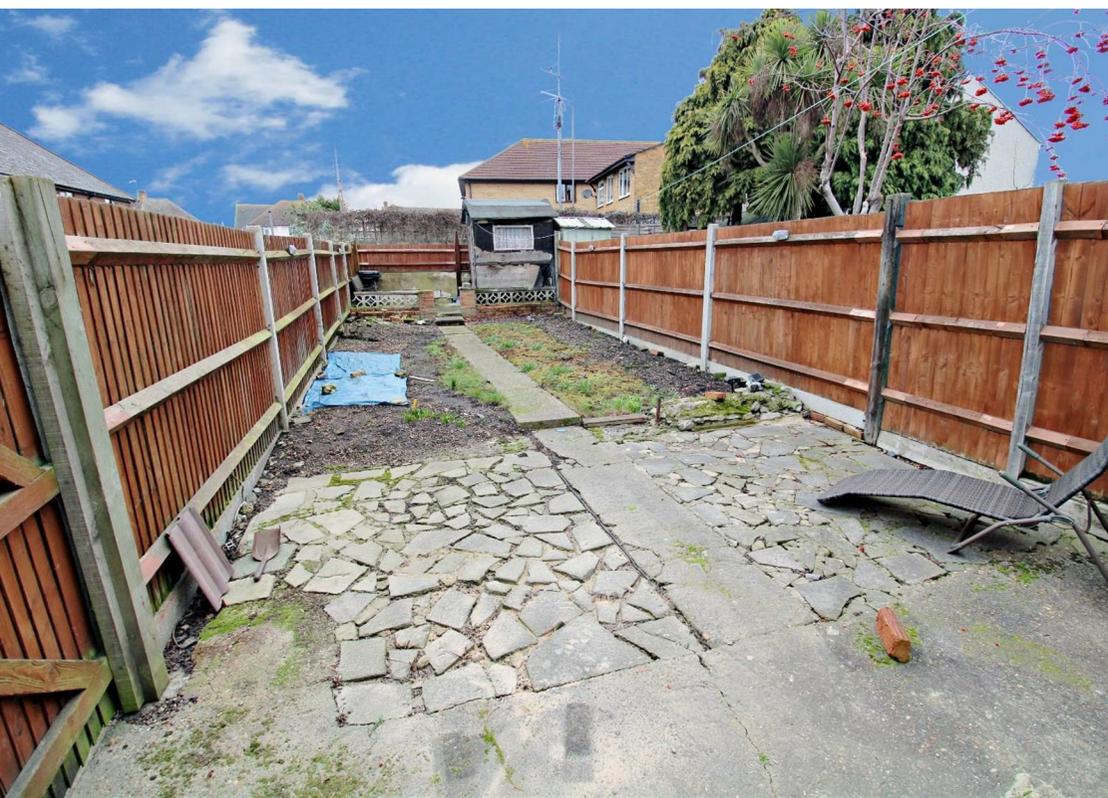
To the first floor there are three bedrooms, the main bedroom spreads across the front of the home making this is a very generous size bedroom. Bedroom three has built in wardrobes and is currently used as a dressing room.

Externally there is off road parking to the front and a good size garden to the rear.

On top of all this the property is ideally located for the local schools, shops and transport.

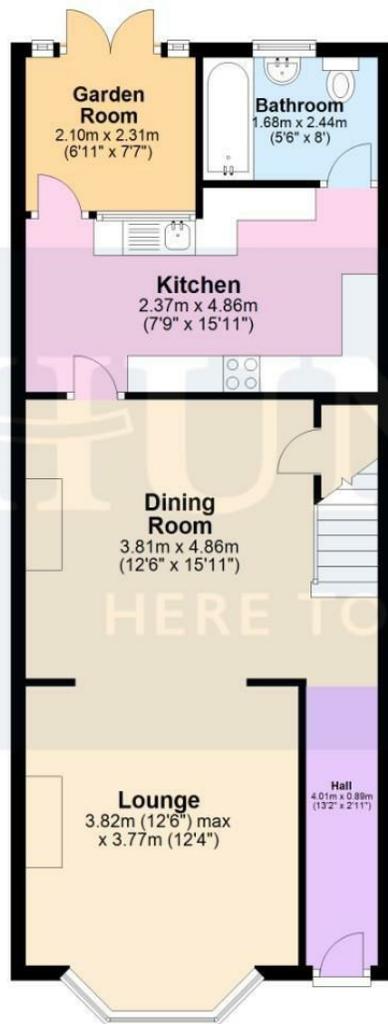
This is a great home so call **HUNTERS** now to arrange your viewing!





Ground Floor

Approx. 60.5 sq. metres (651.0 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.6 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 sq. feet)

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
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(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

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.



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