



## Erith Road

Bexleyheath, DA7 6HT

Asking Price £750,000



- In need of updating
- Large corner plot with development potential (STPP)
- Extended SIX Bedroom detached family home
- Large driveway and garage to rear
- Floor Area: 2099 total sq ft
- Great location
- Spacious home
- Open plan lounge/dining room
- Call Hunters to view
- EPC Rating: D

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### \*\* POTENTIAL DEVELOPMENT OPPORTUNITY (STPP) \*\*

Hunters estate agents are delighted to offer to the market this EXTENDED DETACHED family home which are VERY RARELY available, the property is positioned perfectly on the corner of Erith Road and Brantwood Road giving you great access for a range of local schools, shops and transport, including being within walking distance to Barnehurst Train Station getting you in to central London in around 40 minutes!

As mentioned the property is located on a lovely corner plot which gives you plenty of scope to extend this home further as well as the chance to potentially build something to the rear, this would be of course subject to planning permission but there is one on the road which has done this!

The current accommodation on offer comprises of an entrance porch which then leads in to the entrance, this gives you access to all of the ground floor living space.

The original lounge/dining room has now been made open plan, this then leads in to the extended dining room.

The kitchen has also been extended, making this a good size room, from here you can then access the utility room.

If you do need a separate annex area then this could be perfect for you as also to the ground floor are two double bedrooms, one of which could easily be used as a lounge, you then also have an en suite bathroom and a separate shower room.

To the first floor there are THREE LARGE DOUBLE bedrooms, one single and a bathroom.

Externally there is ample parking to the front as well as a detached garage which can be accessed via Brantwood Road, there's also parking to the front of the garage.

The rear garden is also a generous size, this home really needs to be viewed to be fully appreciated.

Call HUNTERS now to arrange your viewing!



# Erith Road, DA7

Approximate Area = 1996 sq ft / 185.4 sq m (excludes garage)

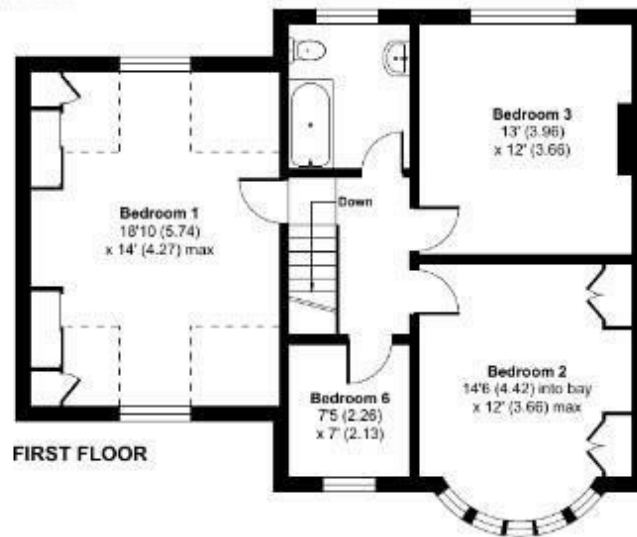
Limited Use Area(s) = 103 sq ft / 9.6 sq m

Total = 2099 sq ft / 195 sq m

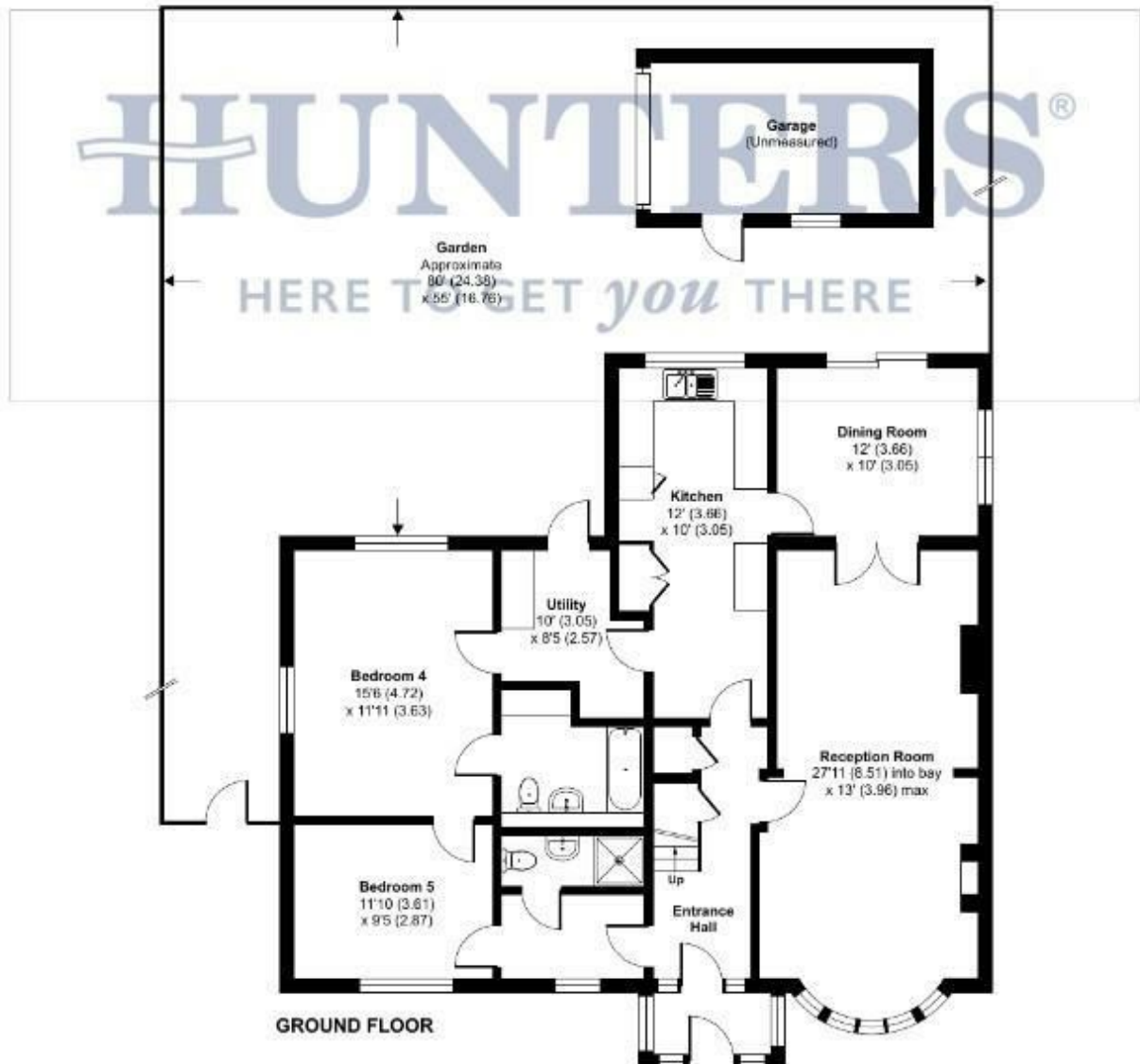
For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1084244

Tel: 01322 318100



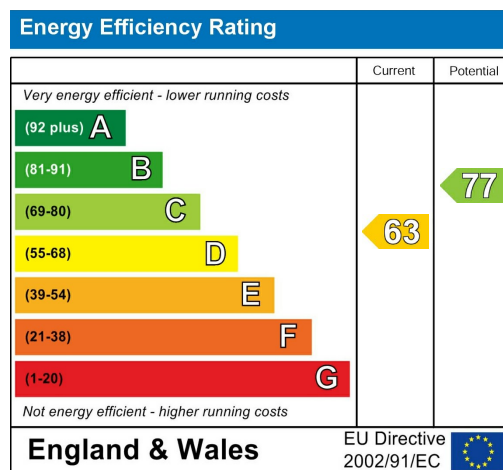








## Energy Efficiency Graph

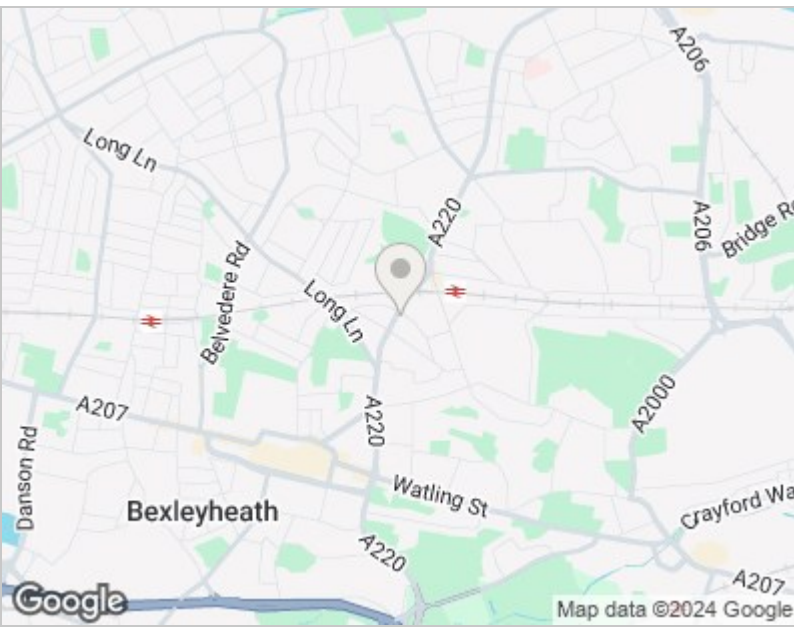


## Viewing

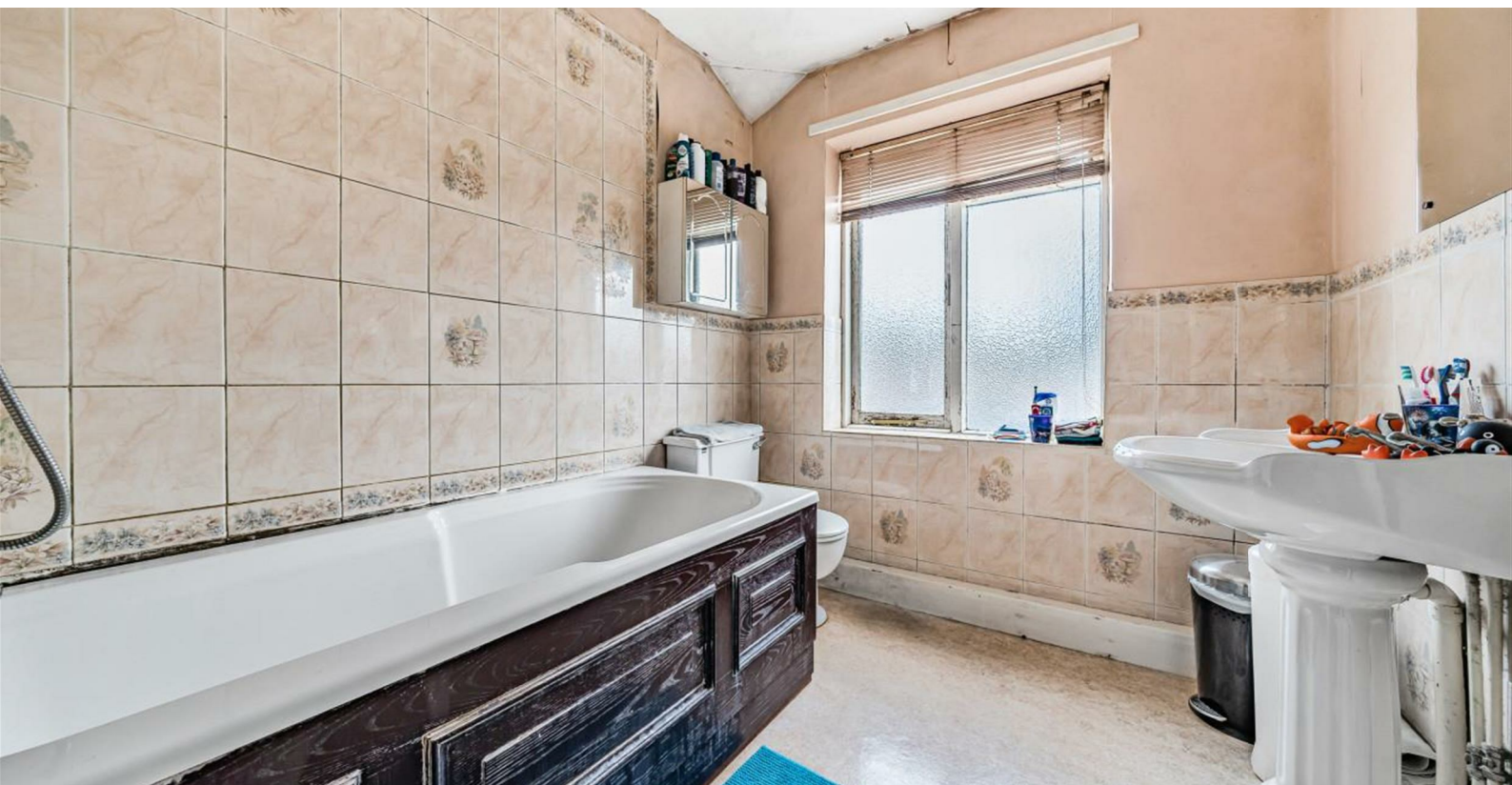
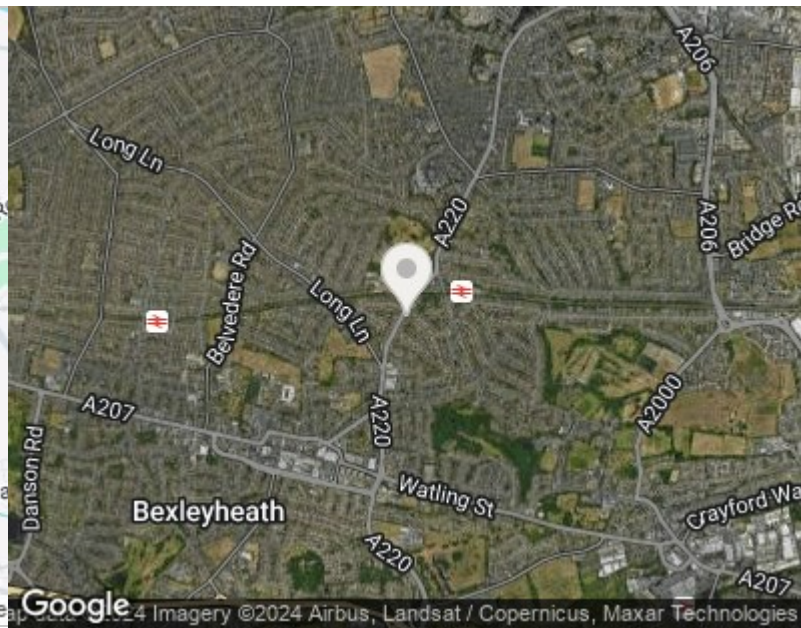
Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



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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