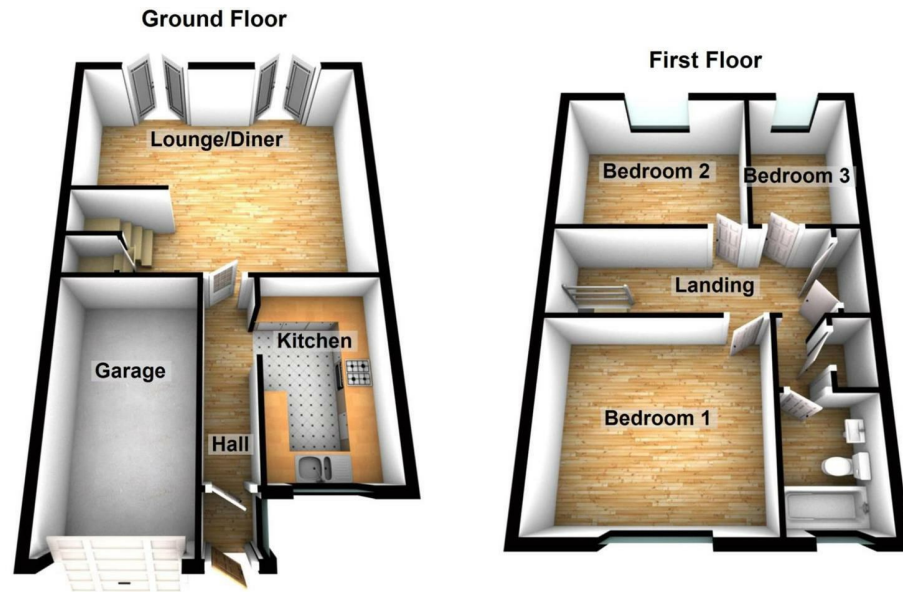
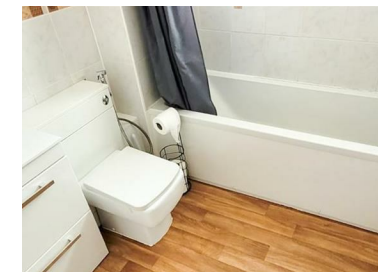


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ARRAN CLOSE  
ERITH DA8 3SL  
£2,100 Per month



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Welcome to Your New Home in Erith!

Are you searching for a home that combines space, style, and convenience? Look no further! Presenting an exceptional 3-bedroom semi-detached home. This remarkable property offers a harmonious blend of generous living space and unbeatable accessibility, making it a true gem in the heart of Erith.

Nestled in a lovely neighbourhood close to Erith Train Station, this home is a commuter's dream come true.

Don't miss the chance to make this spacious 3-bedroom semi-detached home your own, with its easy to maintain and spacious garden offering endless opportunities for relaxation and outdoor activities, it's the perfect place to embark on a new chapter of your life.

Contact us today to schedule a viewing to experience the allure of this remarkable property first-hand. Your dream home awaits!

3 BEDROOMS • 1 RECEPTION ROOMS • null BATHROOMS

## ARRAN CLOSE

ERITH DA8 3SL

- CLOSE TO TRAIN STATION
- GOOD LOCATION
- MODERN KITCHEN & BATHROOM
- CLOSE TO EVERYDAY ESSENTIALS
- AVAILABLE END OF SEPTEMBER
- COUNCIL TAX - D

