

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LESNEY PARK ROAD
 ERITH DA8 3DQ
 Offers over £450,000



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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.





NO CHAIN!!

Set along one of Erith's sought-after tree-lined roads, this attractive three-bedroom semi-detached home offers comfort and exciting future potential, all within easy reach of local amenities and excellent transport links.

Upon entering, you are welcomed by a porch leading into a bright entrance hall. The ground floor features a spacious through lounge and dining area, created by opening up two reception rooms — perfect for both relaxing and entertaining. To the rear, a fitted kitchen overlooks the impressive garden, providing a pleasant outlook and practical layout.

Upstairs, the property offers three well-presented bedrooms alongside a modern shower room with walk-in shower, ideal for family living.

Externally, the home truly shines with a large country-style rear garden, offering plenty of space to enjoy the outdoors. To the front, there is off-street parking for multiple vehicles, as well as a detached garage.

Further benefits include new carpets and flooring throughout, double glazing, gas central heating and a security alarm system. There is also fantastic potential to extend to the rear or convert the loft (subject to planning permissions), allowing buyers to grow into the home over time.

Conveniently located close to local shops, popular schools and Erith railway station with excellent links into London, this is a superb opportunity not to be missed.

Offered to the market with no forward chain, allowing for a smooth and straightforward purchase.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

LESNEY PARK ROAD

ERITH DA8 3DQ

- 3 BEDROOM SEMI DETACHED
- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO CHRIST CHURCH PRIMARY SCHOOL AND ERITH TRAIN STATION
- DRIVEWAY TO THE FRONT WITH ACCESS TO A GARAGE
- POTENTIAL TO EXTEND INTO THE LOFT- SUBJECT TO PLANNING CONSENT
- EPC D
- COUNCIL TAX BAND D
- 1262 SQ FT
- STUNNING REAR GARDEN

