

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



MAXIMFELDT ROAD

ERITH DA8 1AH

Guide price £375,000

TOTAL FLOOR AREA : 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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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.

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****GUIDE PRICE £375,000 - £400,000****

This spacious and versatile family home offers well-proportioned accommodation arranged over two floors and presents an excellent opportunity for both owner-occupiers and investors. Currently converted for use as an HMO, the property could provide an attractive investment opportunity, whilst also offering the potential to be transformed back into a comfortable family home, subject to any necessary consents.

The ground floor comprises an entrance hallway, a generous kitchen/breakfast room, separate lounge, dining room which could also double as the fourth bedroom and family bathroom. Upstairs are three further bedrooms, including a principal bedroom benefiting from an en-suite shower room, along with a central landing and useful storage.

The property's flexible layout and generous living accommodation make it particularly appealing to those seeking a family home with excellent potential, while the existing HMO configuration provides an attractive proposition for landlords looking for an investment opportunity.

Situated in a convenient Erith location, the property is close to a range of everyday amenities, with Erith Riverside Shopping Centre and the town centre providing a variety of shops, supermarkets, cafés and restaurants. The River Thames and local open spaces are also within easy reach.

Transport links are a particular highlight, with Erith railway station approximately a short walk away, providing services towards London Cannon Street, Dartford and surrounding areas. The A206 also provides convenient road connections towards Dartford, the M25 and Bluewater.

Families are well catered for with a selection of nearby schools, including Christ Church (Erith) CofE Primary School, Lime Wood Primary

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

MAXIMFELDT ROAD

ERITH DA8 1AH

- Chain Free
- 3/4 Bedroom Terraced House
- On Street Parking
- 0.4 Mile To Erith Station
- Close To Amenities
- Set Up For HMO
- Planning Permission To Convert To 5 Bedrooms
- EPC D
- Council Tax Band A
- Ideal Family Home Or Investment

