

3 Clydon Close, Erith, DA8 3AX  
Guide Price £250,000 - £270,000

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Guide Price £250,000-£270,000 The Homes Group are delighted to present to the market this very well presented & spacious two double bedroom first floor maisonette located within the sought after Lesney Park area. The home has been extensively updated by the current owners which include the fitted kitchen and bathroom suite. Externally the home benefits from a garden and garage. Erith station (zone 6), town centre, sporting facilities and schools are all within a short walk.

### Entrance Hall

### Landing

### Living Room

16'7 x 11'7 (5.05m x 3.53m)

### Kitchen

10'2 x 9'9 (3.10m x 2.97m)

### Bedroom One

15'1 x 8'10 (4.60m x 2.69m)

### Bedroom Two

11'8 x 8'11 + storage recess (3.56m x 2.72m + storage recess )

### Bathroom

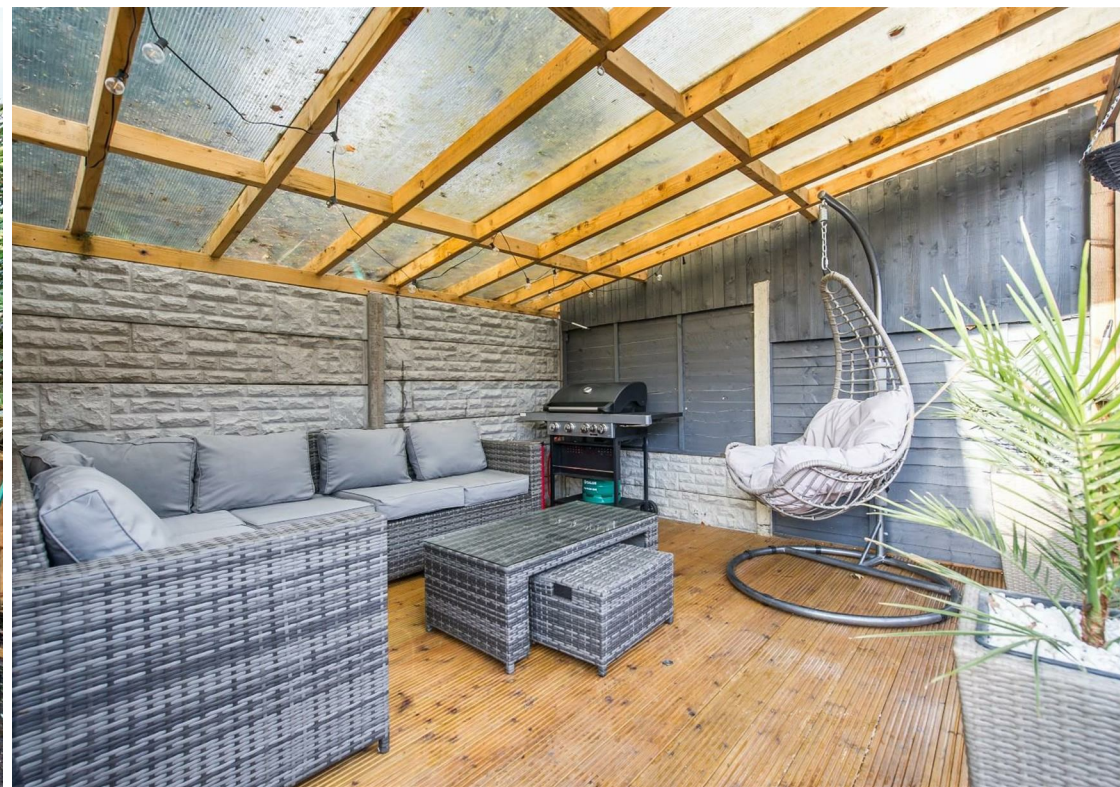
### Garden

### Garage

### Parking











Total area: approx. 67.0 sq. metres (721.2 sq. feet)



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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