



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

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)

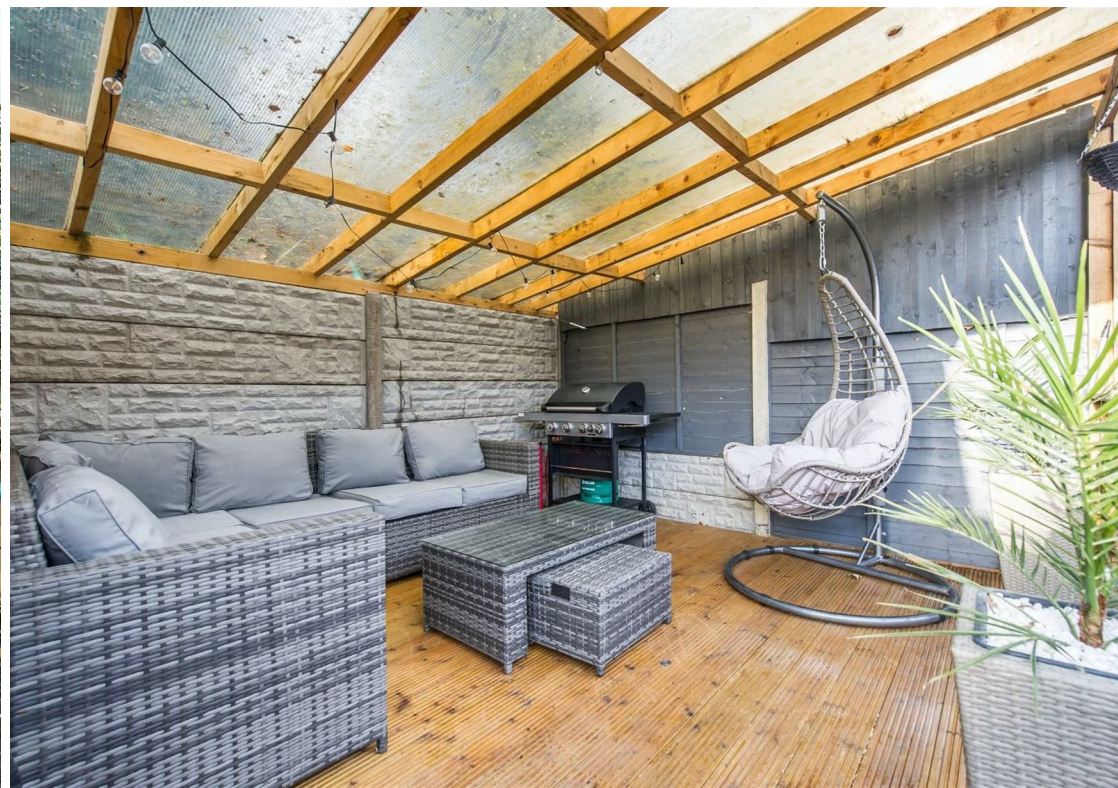
Bathroom

Garden

Garage

Parking





First Floor
Approx. 63.8 sq. metres (686.9 sq. feet)



Ground Floor
Approx. 3.2 sq. metres (34.3 sq. feet)



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		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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