



**Meyer Road, Erith**  
**£416,500 Freehold**



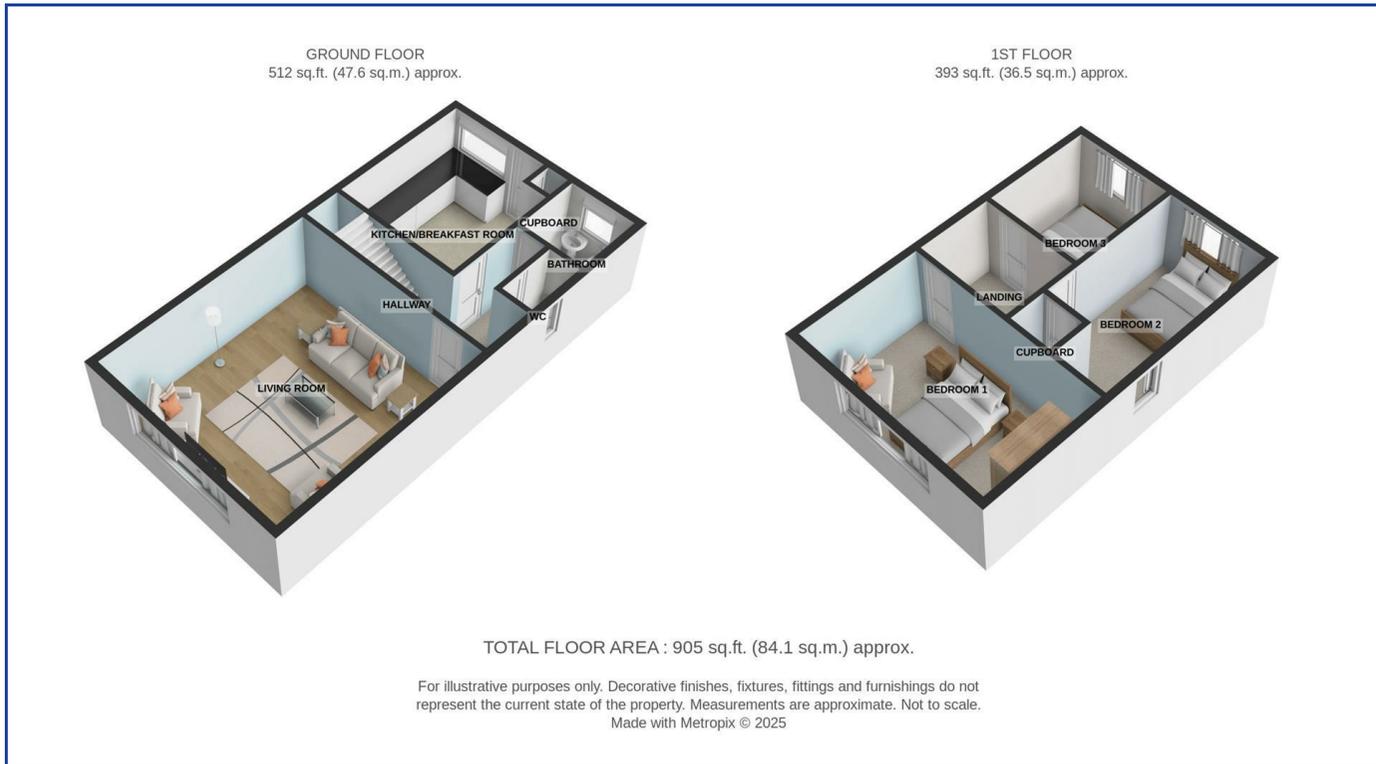
Parris Residential is delighted to present this spacious three-bedroom semi-detached family home, complete with a detached garage and a driveway offering parking for up to three vehicles. The property has been thoughtfully extended to the front, creating a good size living room ideal for modern family life. All three bedrooms are well-proportioned, providing comfortable accommodation throughout.

Additional benefits include a gas central heating system, double-glazed windows, and solar panels. Situated in a highly sought-after residential area, the home is conveniently close to the local shops and supermarkets of Northumberland Heath, while Erith train station is just a short walk away, providing excellent transport links.

Families will appreciate the choice of well-regarded local schools, including Northumberland Heath Primary School, St. Fidelis Catholic Primary School, and Erith King Henry School School, all within easy reach. Your earliest viewing is strongly recommended.

Council Tax Band: D | EPC Rating: B | Freehold





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



hallway - L-Shape 5'7 x 9'2 max (1.70m x 2.79m max)

living room 17'0 x 16'1 (5.18m x 4.90m)

kitchen breakfast room 11'8 x 10'6 (3.56m x 3.20m)

ground floor bathroom 5'5 x 5'2 (1.65m x 1.57m)

separate W.C.

landing

bedroom one 16'4 x 9'7 (4.98m x 2.92m)

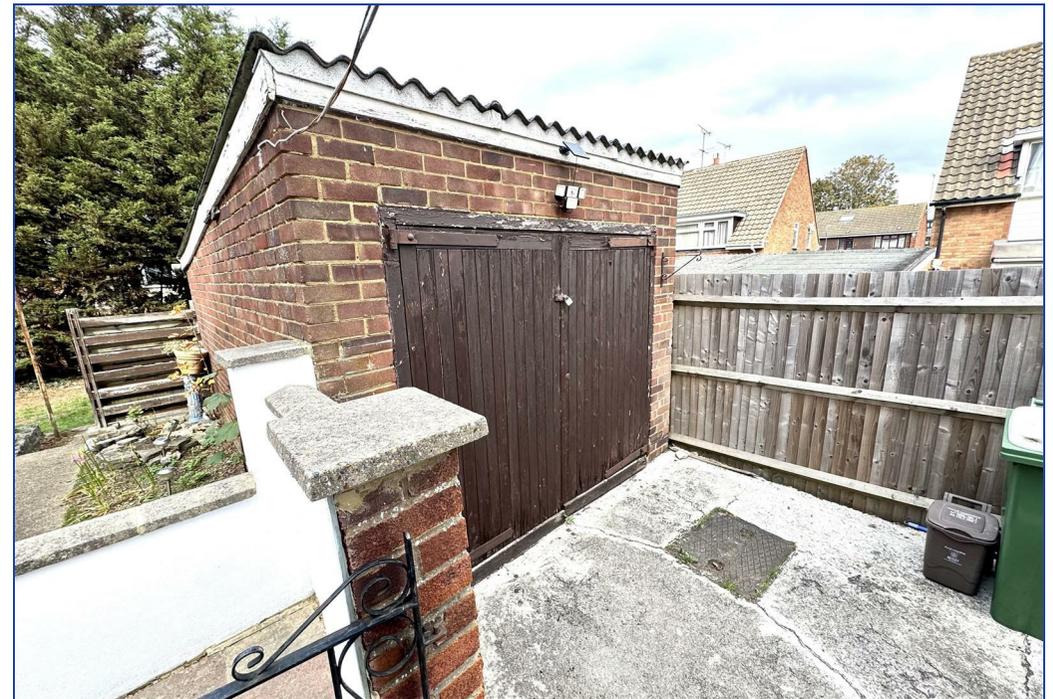
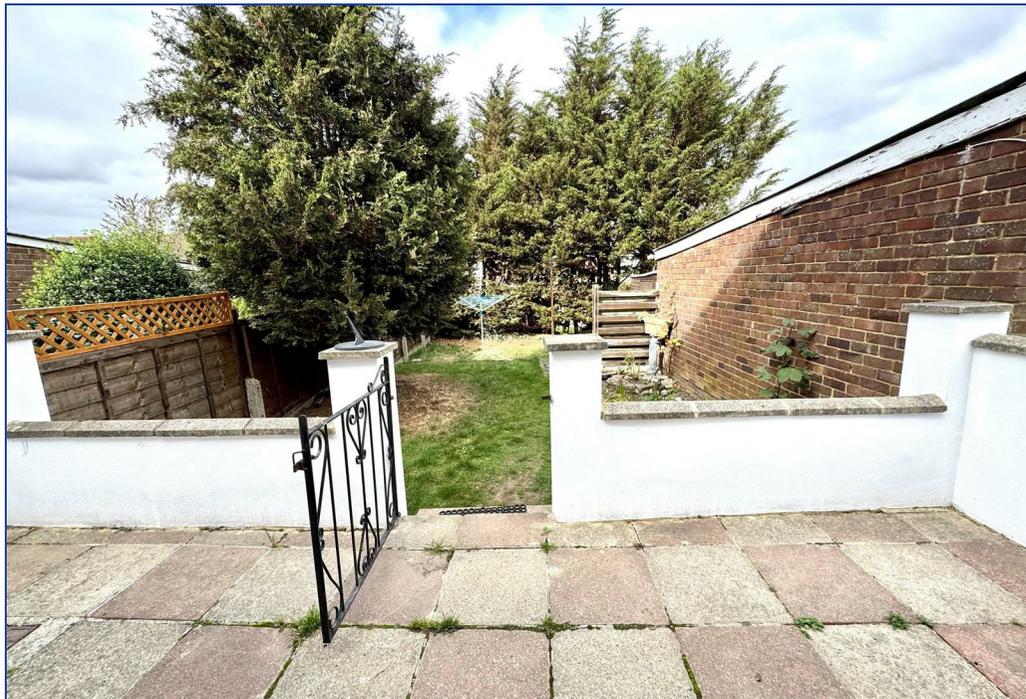
bedroom two 15'0 x 8'0 (4.57m x 2.44m)

bedroom three 8'8" x 7'11" (2.66 x 2.43)

rear garden 50' approx (15.24m approx)

detached garage 16'4 approx x 9'8 approx (4.98m approx x 2.95m approx)

driveway for three vehicles



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