



**100 Leatherbottle Green, Erith
London DA18 4HR**

Offers in excess of £300,000

FIRST VIEWING DAY WEDNESDAY 26TH JANUARY 1-2PM - Situated in a cul de sac just over half a mile to both Abbey Wood and Belvedere railway station is this very well presented and deceptively spacious two bedroom end of terrace house.

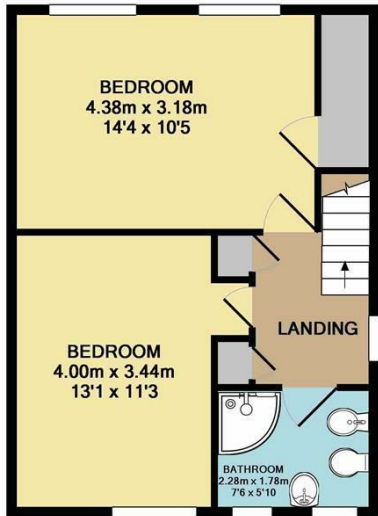
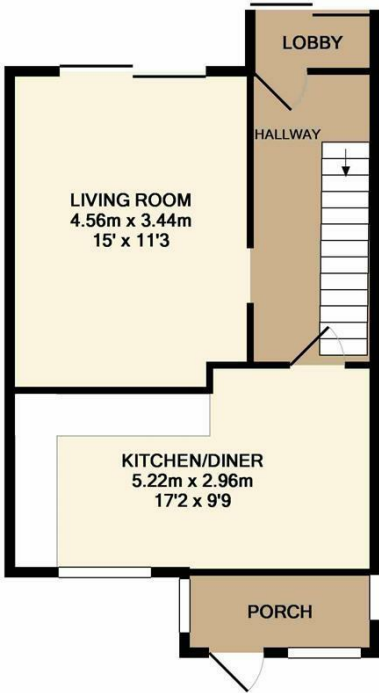
Comprising private gated entrance leading to the front garden, double glazed porch, private front door leading into the modern fitted kitchen/diner, rear entrance hall leading to the lounge and a further lobby area both leading out to the garden.

Upstairs there are two double bedrooms and a white modern family bathroom.

The lovely secluded rear garden offers patio and lawned area.

Additional benefits include double glazing and gas central heating and the property is offered fully equipped with white goods/appliances and also offers a parking space.





TOTAL APPROX. FLOOR AREA 79.3 SQ.M. (853 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	
72	86
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	
70	85
England & Wales	EU Directive 2002/91/EC