

Guide Price £400,000 Colyers Lane, Erith, DA8

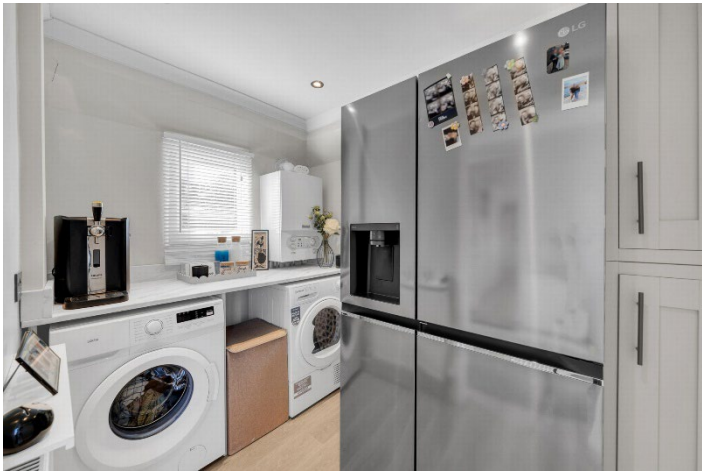
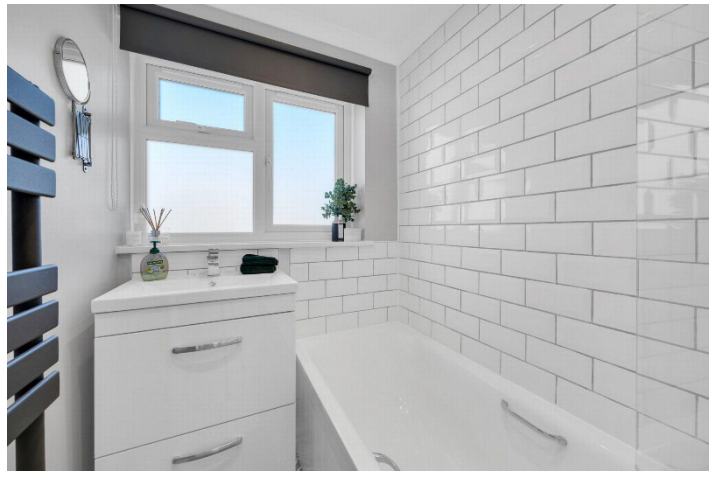


- BEAUTIFUL SEMI DETACHED BUNGALOW
- IDEAL FOR FIRST TIME BUYERS
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- CLOSE TO BARNEHURST AND ERITH RAIL STATIONS
- FULLY DOUBLE GLAZED THROUGHOUT
- PLENTY OF STORAGE SPACE
- ADDITIONAL UTILITY ROOM OFF KITCHEN
- AVAILABLE TO VIEW NOW

A BEAUTIFULLY PRESENTED semi-detached bungalow, offering driveway parking, front and rear gardens, and convenient access to excellent transport links. Enquire today to arrange your earliest viewing.

Colyers Lane, Erith, DA8

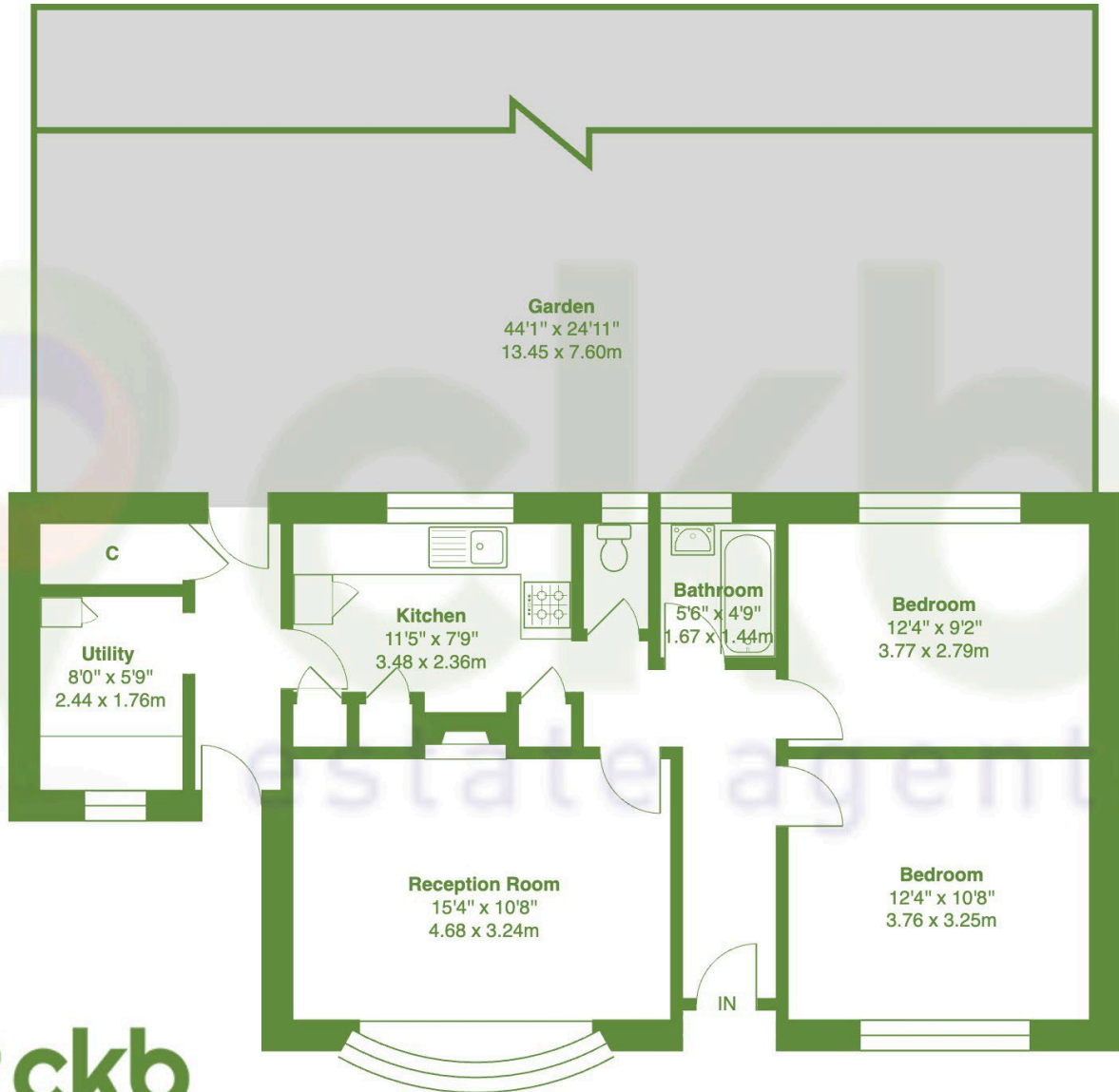






Collyers Lane, DA8

Approximate Gross Internal Area = 789 sq ft / 73.3 sq m



Ground Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS CKB ESTATE AGENTS

38 Well Hall Road, Eltham, London, SE9 6SF T: 020 3961 9000 E: eltham@ckbestateagents.co.uk W: www.ckbestateagents.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CKB ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	