



Two bedroom mid terrace house situated in Erith with walking distance to town centre and Morrisons. Close to station with access to Abbeywood for the Elizabeth Line. Ideal first time buyer home.

Guide price £315,000 to £325,000




Hazell Holland
SALES & LETTINGS

Mariners Walk
Erith
Kent
DA8 2PE

Front Garden

Lawn. Built-in storage cupboard with boiler.

Entrance

Part glazed opaque door. Laminate wood floor.

Lounge

15'7 x 12'3 (4.75m x 3.73m)

Double glazed window to front. Laminate wood floor. Coved ceiling. Double radiator.

Dining area

13'5 x 6'7 (4.09m x 2.01m)

Double glazed french doors leading to garden. Laminate wood floor. Coved ceiling. Double radiator. Under stairs storage cupboard.

Kitchen

9'9 x 5'2 (2.97m x 1.57m)

Double glazed window to rear. Tiled floor. Tiled splash backs. Single drainer sink unit with mixer tap. Range of wall and base units with built-in oven five burner hob and extractor fan. Plumbing for washing machine.

Landing

Carpet. Access to loft.

Bathroom

8'2 x 4'8 (2.49m x 1.42m)

Double glazed opaque window to rear. Vinyl floor. Radiator. Partly tiled walls. Pedestal hand wash basin. Low level w.c. Panel bath with separate shower over bath.

Bedroom One

12'6 x 12'4 x 8'9 (3.81m x 3.76m x 2.67m)

Double glazed window to front. Carpet. Radiator. Built-in storage cupboard.

Bedroom Two

10'5 x 7'2 (3.18m x 2.18m)

Double glazed window to rear. Carpet. Radiator.

Garden

Paved area. Astro turf. Rear access.

Parking

Allocated parking space.

Service Charge

£392.89 to be confirm by your solicitor.



****GUIDE PRICE £315,000 to £325,000**** Hazel Holland are pleased to offer in Mariners Walk, Erith, this delightful ideal first time purchase mid-terrace house. Spanning a comfortable 732 square feet, the property boasts two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for those seeking a cosy yet functional living space.

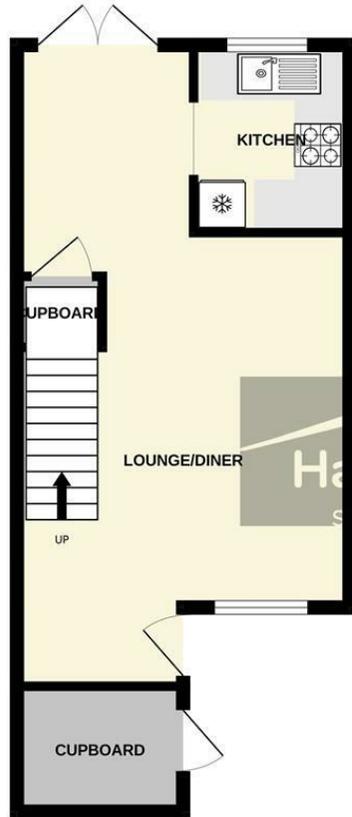
Constructed in 1985, the home features a welcoming lounge/diner that seamlessly integrates a dining area, perfect for entertaining guests or enjoying family meals. The kitchen is equipped with a five-burner hob, oven, and extractor fan, providing a practical space for culinary enthusiasts to create delicious meals.

The property is conveniently located within close proximity to Erith Town Centre, ensuring that essential amenities, including shops, Morrisons and services, are just a short stroll away. For those who rely on public transport, the nearby zone 6 station offers easy access to the Elizabeth Line at Abbey Wood, making commuting a breeze. Additionally, the Erith Sports Centre is within walking distance, providing ample opportunities for leisure and fitness activities.

Completing this attractive offering is an allocated parking space, a valuable asset in this bustling area. This home is not only a practical choice but also a wonderful place to create lasting memories. With its blend of comfort, convenience, and potential, this property is a must-see for anyone looking to embark on their homeownership journey.



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



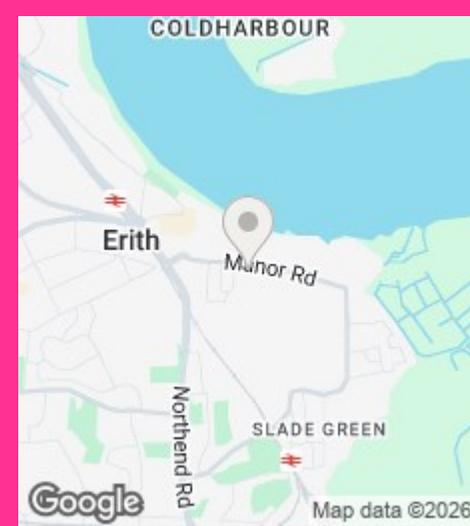
1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		72	82
England & Wales		EU Directive 2002/91/EC	



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