



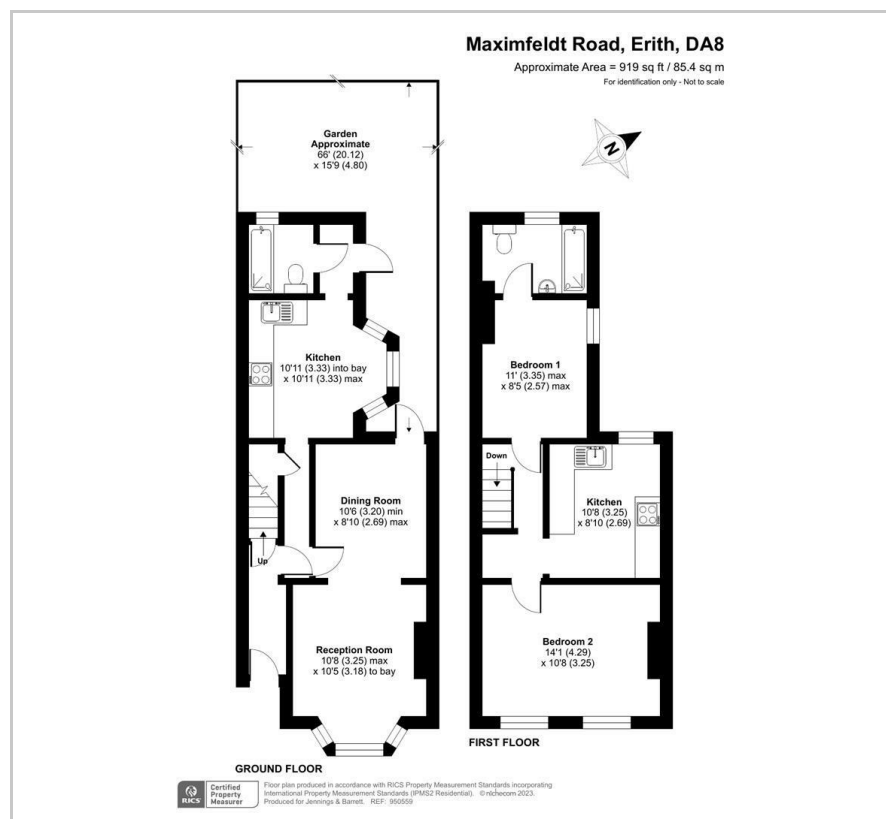
JENNINGS & BARRETT



30 Maximfeldt Road
Erith, Kent, DA8 1AH
Best And Final Offers £299,950



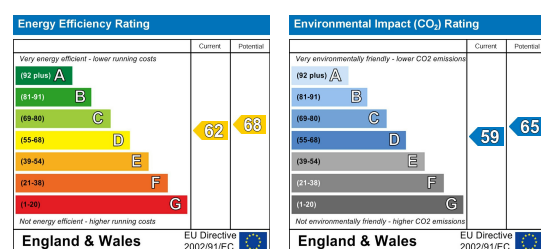
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sidcup Office on 0203 598 9665 if you wish to arrange a viewing appointment for this property or require further information.

- 3 large Bedrooms
- 2 Bathrooms
- Refurbishment Potential
- great investment
- Private garden
- good sized lounge diner
- Centrally located for all amenities

*****BEST AND FINAL OFFERS BY 5PM 28TH FEBRUARY*****

We are pleased to offer to market a fantastic refurbishment opportunity. This terraced residential house is currently split into 2 flats, and could be returned to an amazing 3 bedroom family home, close to commuter links to the Elizabeth line and central London.

You enter the property into a large open plan lounge diner area, with the kitchen and downstairs bathroom set to the rear of the property, and access to a good-sized fenced garden.

The staircase leads to 3 large double bedrooms, one is currently laid out as a kitchen, and a substantially sized bathroom overlooks the garden.

The property is offered with benefit of a Lawful Development Certificate from the local planning authority in respect of its conversion into two flats. The effect of this is that the planning authority would not take action against the property continuing to be used as two flats and neither would there be any planning impediment to the flats being marketed separately as independent units in due course subject to the necessary legal formalities.

The property is ideal with it's central location for local amenities and transport links
All viewings by appointment



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

104 Station Road, Sidcup, Kent, DA15 7DE

Tel: 0203 598 9665 Email: property@jenningsandbarrett.co.uk Web: www.jenningsandbarrett.co.uk