



LIVERMORES
THE ESTATE AGENTS



*** CASH BUYERS ONLY * CONCRETE CONSTRUCTION ***
Guide Price £300,000 to £320,000 - Nestled at the end of Halstead Road, this semi-detached house is a fantastic discovery for savvy buyers. Situated on a generous plot in a peaceful cul-de-sac, this family home offers both convenience and a relaxed lifestyle.

As you step inside, you're welcomed by a porch, creating an ideal transition from the outdoors to the entrance hall. To the right, the spacious open-plan lounge/diner is perfect for gatherings with friends and family. The large windows flood the area with natural light, creating a vibrant atmosphere. The separate kitchen provides ample space for all culinary needs, and the adjacent lean-to serves as a versatile storage and multi-use space, complete with a convenient toilet. Upstairs, each bedroom is well-proportioned, with bedrooms one and two benefiting from built-in wardrobes.

At the front, a sizable driveway enhances the property, featuring a manually operated gate for secure parking—an added practicality for peace of mind. The west-facing garden at the rear captures the afternoon sun, offering a delightful retreat for summer enjoyment.

Halstead Road is a well-connected residential street, with Erith and Barnehurst Stations just 0.6 and 0.8 miles away, ensuring a convenient commute to London. The proximity to local schools and amenities further enhances the property's appeal, making it a comprehensive package for discerning buyers.

Porch
2.06m x 0.86m (6'9" x 2'9")
Entrance Hall
0.57m x 3.39m (1'10" x 11'1")
Lounge
3.46m x 4.06m (11'4" x 13'3")

Dining Area
3.46m x 3.59m (11'4" x 11'9")

Kitchen
2.50m x 3.50m (8'2" x 11'5")

Lean To
2m x 5.81m (6'6" x 19'0")

First Floor Landing
2.41m x 1.81m (7'10" x 5'11")

Bedroom One
4.04m x 2.99m (13'3" x 9'9")

Bedroom Two
4.04m x 3.39m (13'3" x 11'1")

Bedroom Three
2.45m x 2.60m (8'0" x 8'6")

Shower Room
2.33m x 1.86m (7'7" x 6'1")



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.