



**Guide Price £375,000**  
**Doris Avenue, Erith, Kent, DA8 3ND**

**Christopher  
Russell**  
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)

Guide Price £375,000 to £400,000.

A two-bedroom semi-detached bungalow situated at the end of a quiet cul-de-sac, conveniently located approximately half a mile from Barnehurst train station.

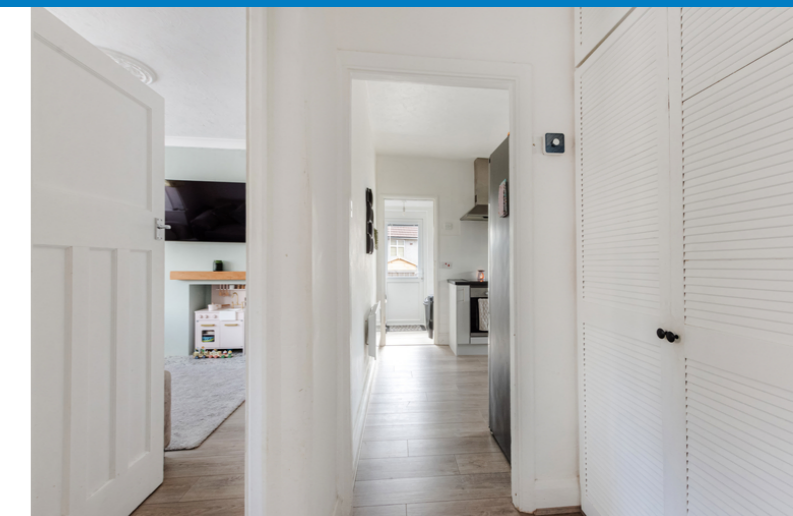
Presented in very good decorative condition, the property features a modernised kitchen and bathroom and offers excellent potential to extend into the loft, creating a larger home (subject to planning permission).

The accommodation comprises an entrance hall, lounge, two bedrooms, kitchen and bathroom.

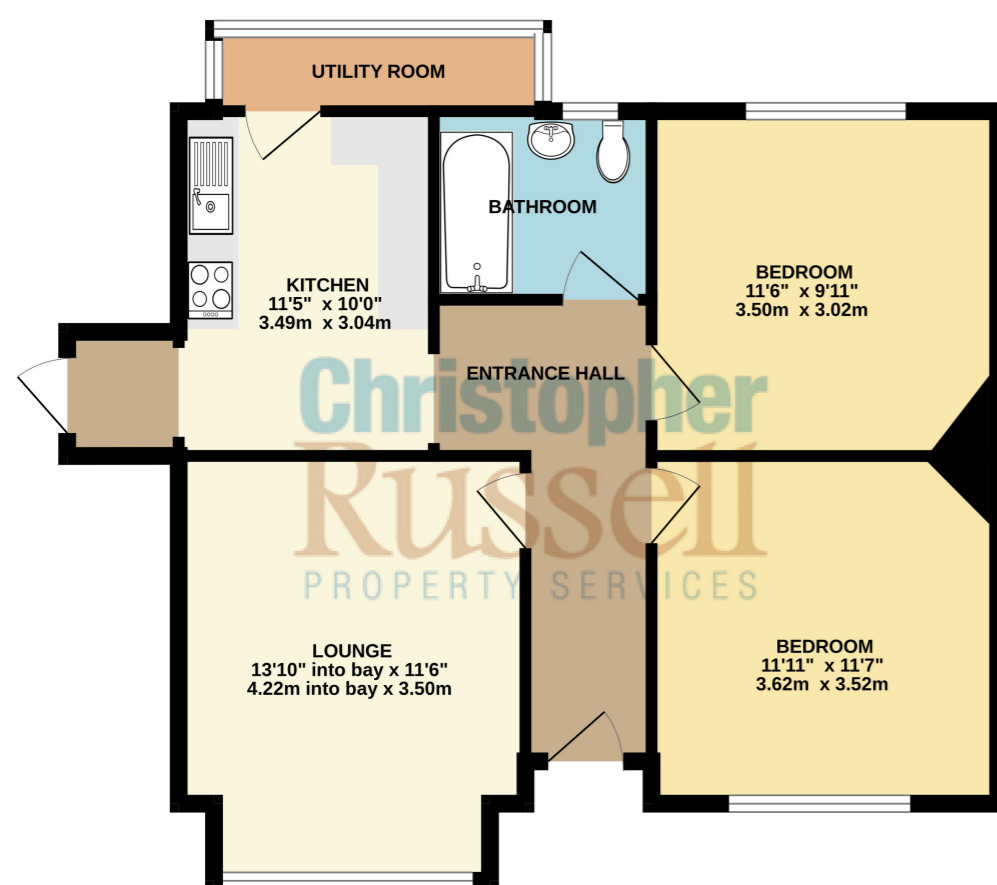
There is also a utility area off the kitchen, which provides useful additional storage and overlooks the rear garden.

Externally, there is ample off-street parking via a resin driveway to the front, along with a tiered rear garden, which is reflected in the properties highly competitive price.

Council Tax Band D.



GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC