



- * NO FORWARD CHAIN * OFF ROAD PARKING *
- * GROUND FLOOR BATHROOM * REAR EXTENSION *
- * IN THE HEART OF BEXLEYHEATH *
- * CLOSE TO LOCAL SHOPS AND AMENITIES *
- * REQUIRES ELEMENTS OF MODERNISATION *



30 Pelham Road
Bexleyheath, DA7 4LZ

Offers in Excess of £400,000

A well-located three-bedroom mid-terraced home situated in the heart of Bexleyheath, offering excellent convenience with a wide range of local amenities, shops, restaurants and transport links all within easy walking distance. The property provides spacious accommodation including three bedrooms and the added benefit of a ground floor bathroom, making it a practical layout for families or those seeking flexible living arrangements. Externally, the home benefits from off-road parking, a valuable feature in this central location. While the property requires elements of modernisation throughout, it presents a fantastic opportunity for buyers looking to add their own style and value, with bundles of potential to create a wonderful family home or investment property. Ideally positioned close to the highly regarded Pelham Primary School, this home is perfectly suited for families as well as commuters looking to take advantage of Bexleyheath's excellent connectivity. Early viewing is highly recommended to fully appreciate the potential this property has to offer.



EPC RATING D
COUNCIL TAX BAND D



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.