



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Bradbourne Road, Bexley, Kent, DA5 1NS
Guide Price £400,000-£420,000

Located in a quiet road in the heart of Old Bexley Village, just a short walk from all local amenities including Bexley Station, popular local schools and shops, is this three bedroom terraced house. Offering potential to extend, accommodation currently comprises of entrance hall, two reception rooms, kitchen and a conservatory. To the first floor there is a bathroom and three bedrooms. Additional benefits to note include double glazing, front and rear gardens, two gas fires and a detached garage to the rear with off street parking.

Ref: BX11111128

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Double glazed frosted window to front.
Double glazed door. Coving. Laminate flooring. Understairs storage cupboard.

Reception 1

13' 9" x 11' 6" (4.19m x 3.50m) (approx)
Carpet. Coving. Double glazed window to front. Gas fire and feature surround.

Reception 2

11' 11" x 11' 1" (3.63m x 3.38m) Single glazed window to rear and French doors to rear. Carpet. Coving. Gas fire.

Kitchen

8' 9" x 5' 10" (2.66m x 1.78m) Vinyl flooring. Single glazed window to rear. Range of wall and base units. Plumbed for washing machine. Coving. Inset sink, drainer and mixer tap. Tiled walls.

Conservatory

17' 5" x 6' 11" (5.30m x 2.11m) Vinyl flooring. Lighting. Double glazed window to rear. Patio door to rear.

Landing

Carpet. Coving. Loft access.

Bedroom 1

12' 1" x 7' 11" (3.68m x 2.41m) Carpet. Double glazed window to front. Coving.



Bedroom 2

12' 0" x 11' 1" (3.65m x 3.38m) Carpet. Freestanding wardrobe. Double glazed window to rear. Coving. Airing cupboard housing immersion water heater.

Bedroom 3

8' 1" x 6' 0" (2.46m x 1.83m) Carpet. Double glazed window to front. Coving.

Bathroom

Carpet. Tiled walls. Double glazed frosted window to rear. Pedestal wash hand basin. Low level wc. Panelled bath with electric shower over. Coving.

Garden

Extends to: 55' 5" (16.88m) Patio. Lawn. Shrubs. Rear access.

Front Garden

Patio. Shrubs.

Garage

18' 4" x 13' 2" (5.58m x 4.01m) To rear. Up and over door. Power and light.

Council Tax

Band D.

