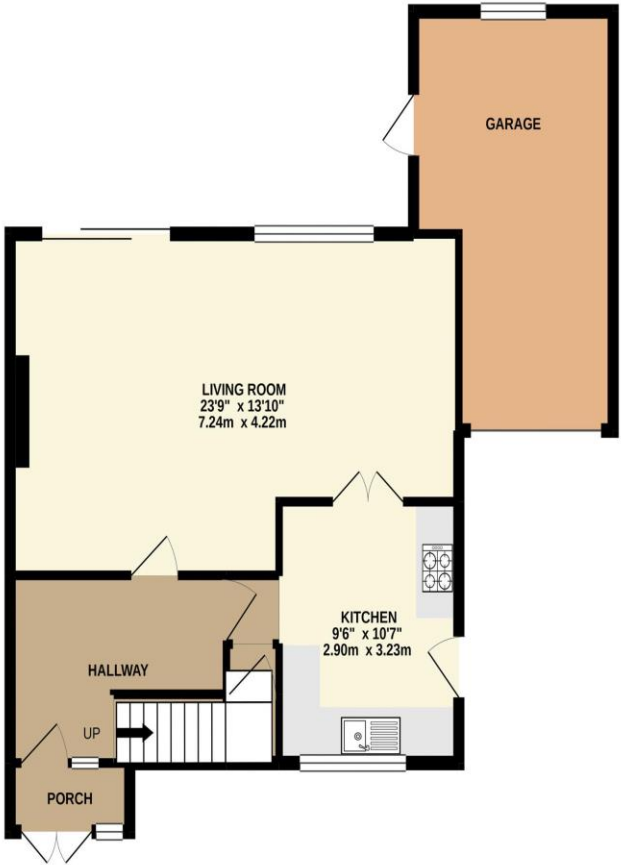
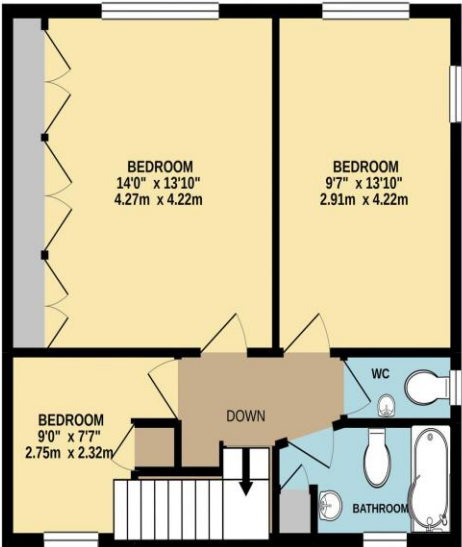




GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.



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

The local area offers plenty to do with Bexleyheath's Broadway Shopping Centre and further local amenities – including the doctor's surgery, cinema, library, post office, M&S, Sainsbury etc all within a very short walk. The property is located very close to outstanding schools including Townley Grammar (0.3 miles) and Beths (0.5 miles) amongst others. The property is located within a quiet residential area on Bexleyheath's sought after south side offering excellent transport links to the nearby Bexleyheath Station, local bus services (including to North Greenwich and Elizabeth tube line) and local access to the A2. The property boasts a porch entrance, off street parking for three cars, a well sized garden, two double bedrooms, a single bedroom/ study and a bathroom (with another separate W.C). The house features further include: a spacious open plan lounge/diner, double glazing throughout, a modern kitchen with ample worktop space and good storage throughout. The property offers an ideal opportunity for a family home, near excellent schools and amenities. This is not one to be missed. Available immediately.

Local Authority: Bexley
Council Tax Band: E

