



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		92	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>	83		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales

**Kemsing Close, Bexley, Kent, DA5 1JH**  
**Guide Price £500,000-£525,000**

Park Estates are delighted to offer onto the market this spacious three double bedroom semi detached house. Built in 2014, the property is located just a short walk from the ever desirable location of Bexley Village, offering convenient access to all local amenities including popular local shops, Bexley Station and all other transport links. Well presented by the current vendors, accommodation comprises of entrance hall, ground floor wc, luxury fitted kitchen and one reception room. To the first floor there is a modern bathroom and three double bedrooms - the master boasting an ensuite shower room. Additional benefits to note include no forward chain, underfloor heating, double glazing, gas central heating, off street parking, and front and rear gardens. Viewing is highly recommended.

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Ref: BX11111062

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 hardwood front door. Double glazed leaded window to side. storage cupboard. Laminate flooring. Understairs storage cupboard.

### **Ground Floor WC**

Laminate flooring. Low level wc. Pedestal wash hand basin. Double glazed leaded window to front. Extractor fan.

### **Kitchen**

13' 0" x 10' 8" (3.96m x 3.25m) Laminate flooring. Range of wall and base units with granite work surfaces. Butler sink and stainless steel mixer taps. Integrated dishwasher, fridge freezer, washing machine and microwave. Extractor hood. Part tiled walls. Double glazed leaded window to front. Spotlights.

### **Reception 1**

16' 3" x 16' 1" (4.95m x 4.90m) Double glazed leaded window to side and rear. Double glazed French doors to rear. Underfloor heating.

### **Landing**

Carpet.

### **Bedroom 1**

17' 1" x 10' 9" (5.20m x 3.27m) Carpet. Two double glazed leaded windows to front. Fitted wardrobes. Radiator.

### **Ensuite**

Fully tiled. Heated towel rail. Low level wc. Shower cubicle. Wall mounted wash hand basin in vanity unit. Double glazed frosted leaded window to side. Extractor fan. Spotlights.



### **Bedroom 2**

15' 11" x 8' 2" (4.85m x 2.49m) Carpet. Double glazed leaded window to side. Double glazed window to rear. Radiator.

### **Bedroom 3**

15' 10" x 7' 9" (4.82m x 2.36m) Carpet. Radiator. Double glazed window to rear. Loft access.

### **Bathroom**

Fully tiled. Panelled bath with shower over. Low level wc. Wall mounted wash hand basin in vanity unit. Heated towel rail. Extractor fan. Spotlights.

### **Garden**

36' 1" x 27' 11" (10.99m x 8.50m) (approx) Decking. Lawn. Railway sleepers. Rear access. Outside light and tap.

### **Parking**

Block paved to rear with parking for one car.

### **Council Tax**

Band E.

