



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Broom Mead, Bexleyheath, Kent, DA6 7NZ
Guide Price £350,000

Situated on an elevated position with wonderful views to the front, we are delighted to offer this chain free two bedroom semi detached bungalow, which does require updating but offers great potential. With accommodation comprising of a lounge, kitchen, two good size bedrooms, bathroom with separate wc, the property also benefits from gas central heating, double glazing, garage, secluded rear garden and a fully usable loft room. Early viewing is highly recommended.

Ref: BX11111085

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

Part glazed hardwood front door. Wood flooring. Radiator. Airing cupboard. Cloaks cupboard.

Loft Room

With pull down ladder, which could be converted.

Lounge

20' 7" x 15' 3" (6.27m x 4.64m) Double glazed window to front with lovely views. Wood flooring. Fireplace with gas fire. Radiator.

Kitchen

13' 11" x 8' 6" (4.24m x 2.59m) (approx) Base and wall units. Stainless steel sink unit with single drainer and cupboards under. 'New World' range oven. 'Bosch' washing machine and 'Hotpoint' fridge freezer. Half tiled walls. Pantry cupboard. Window to rear.

Bedroom 1

14' 9" x 10' 11" (4.49m x 3.32m) Window to rear. Carpet. Radiator.



Bedroom 2

9' 11" x 9' 3" (3.02m x 2.82m) Double glazed window to front and side. Parquet flooring. Radiator.

Bathroom

Panelled bath. Shower tray with curtain. Wash hand basin. Vinyl tiled flooring. Window to side. Chrome towel radiator.

Separate WC

Low flush wc. Window to side. Half tiled walls.

Garden

33' 10" x 24' 10" (10.30m x 7.56m) (approx) Lawned area, then tiered.

Garage

16' 1" x 8' 3" (4.90m x 2.51m) Situated to front.

