



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Whenman Avenue, Bexley, Kent, DA5 2BS
Guide Price £375,000-£400,000

Two double bedroom end of terraced house located within a quiet road accessing many popular local amenities including schools, shops, Joydens Wood and transport links. An ideal first time buy, the property comprises of entrance porch, one reception room and a fitted kitchen / diner. To the first floor there is a shower room and two bedrooms. In addition, benefits to note include double glazing, gas central heating, air conditioning, garage en bloc, front and rear gardens and no chain. Viewing is highly recommended.

Ref: BX11111310

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 Porch

Laminate flooring. Double glazed window to front and side. Double glazed door to front. Coving. Spotlights.

Reception 1

13' 9" x 12' 11" (4.19m x 3.93m) Laminate flooring. Double glazed window to front. Coving. Spotlights. Radiator. Air conditioning.

Kitchen

12' 11" x 9' 11" (3.93m x 3.02m) Range of wall and base units. Breakfast bar. Plumbed for washing machine. Part tiled walls. Double glazed frosted doors to rear. Double glazed window to rear. Spotlights. Inset sink, drainer and mixer tap.

Landing

Laminate flooring. Coving. Spotlights. Loft access.

Bedroom 1

12' 11" x 12' 0" (3.93m x 3.65m) Laminate flooring. Storage cupboard. Double glazed leaded window to front. Air conditioning. Radiator. Coving. Spotlights.



Bedroom 2

11' 11" x 7' 7" (3.63m x 2.31m) (Approx) Laminate flooring. Radiator. Coving. Double glazed window to rear. Spotlights.

Shower Room

5' 1" x 8' 4" (1.55m x 2.54m) Fully tiled. Double glazed frosted window to rear. Shower cubicle. Low level wc. Wash hand basin in vanity unit. Heated towel rail. Spotlights. Extractor fan.

Garden

43' 1" x 23' 4" (13.12m x 7.11m) (Approx) Shed. Garage. Lawn. Patio. Side access.

Front Garden

Lawn. Shrubs. Light.

Garage

17' 0" x 7' 9" (5.18m x 2.36m) En bloc. Up and over door. Door to rear leading to garden.

Council Tax

Band D.

