



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 87   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 65   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**Riverdale Road, Bexley, Kent, DA5 1RD**  
**Guide Price £495,000**

**In need of updating throughout, we are pleased to offer this chain free three bedroom semi detached house, with potential to extend (subject to the normal planning consents). Situated in a sought after road, close to all amenities, early viewing would be highly recommended. The current accommodation comprises of a through lounge, kitchen, three bedrooms and a bathroom. In addition there is a 55' approx rear garden, garage to the side and off road parking to the front.**

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Ref: BX1111090

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 front door. Carpet. Radiator. Understairs storage cupboard.

**Lounge**

26' 5" x 12' 7" (8.05m x 3.83m) Double glazed half bay window to front. Carpet. Feature fireplace. Two radiators. Double glazed frosted door to garden.



**Kitchen**

10' 6" x 7' 3" (3.20m x 2.21m) Base and wall units. Built in oven and hob with extractor above. Vinyl floor covering. Double glazed window to rear. 'Worcester' boiler. Sink unit with a mixer tap and cupboards under. Radiator. Double glazed door to garden.



**Landing**

Carpet. Double glazed window to side. Access to loft.

**Bedroom 1**

13' 8" x 12' 2" (4.16m x 3.71m) Double glazed window to front. Carpet. Radiator. Built in wardrobe.



**Bedroom 2**

12' 0" x 10' 7" (3.65m x 3.22m) Double glazed window to rear. Carpet. Radiator.

**Bedroom 3**

10' 7" x 7' 9" (3.22m x 2.36m) Double glazed window to rear. Carpet. Radiator.

**Bathroom**

Panelled bath with tiled shower and curtain. Vanity wash hand basin. Low flush wc. Carpet. Radiator. Double glazed window to side. Part tiled walls.



**Garden**

55' 0" (16.75m) (approx) Lawn. Flower borders. Shed. Patio. Outside tap.



**Garage**

16' 0" x 7' 0" (4.87m x 2.13m) Swing door to front. Power points to garden.

**Parking**

Brick block driveway to front.

