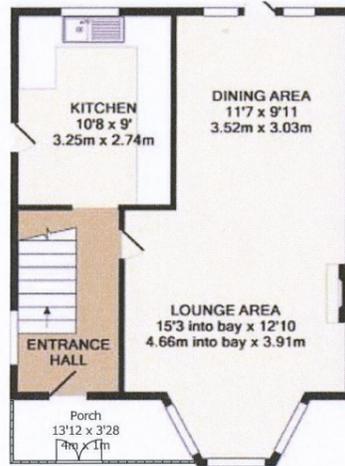
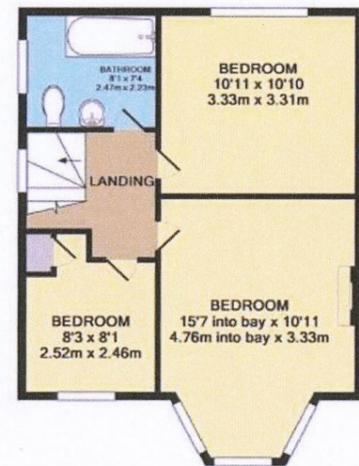




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA: 518.39 SQ.FT
(48.16 SQ.M)



1ST FLOOR
APPROX. FLOOR
AREA: 455 SQ.FT
(42.3 SQ.M)

TOTAL APPROX. FLOOR AREA: 973.93 SQ FT (90.46 SQ.M)



Spacious three bedroom semi detached home with approved planning permission for a double storey extension. Located just a short walk from Albany Park Station, local shops and a selection of popular local schools, the property is an ideal family home. Accommodation comprises of entrance porch, entrance hall, reception room and a fitted kitchen. To the first floor there are three bedrooms and a bathroom. Benefits to note include double glazing, gas central heating, off street parking and a large rear garden which has recently been levelled and includes an in-ground children's trampoline. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: E

