



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

85| B

44| E

\*\*\*\*\*

Ref: BX1111315

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.

## **Murchison Avenue, Bexley, Kent, DA5 3LL**

### **Guide Price £525,000-£550,000**

Three bedroom bay fronted end of terrace house, located on a generous plot within a popular road, just a short walk from all local amenities, including popular schools, shops, Albany Park Station and all other transport links. Offering a wealth of potential to extend, subject to relevant planning consents, the property is well presented, with accommodation comprising entrance hall, one reception room, open plan fitted kitchen / dining and living area and a conservatory. To the first floor there is a luxury bathroom and three bedrooms. An ideal family home, additional benefits to note include double glazing, gas central heating, garage, off street parking, secluded large rear garden backing onto Bexley Woods and no forward chain. Viewing is highly recommended.

### Entrance Hall

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

### Reception 1

**13' 9" x 10' 4" (4.19m x 3.15m)** Double glazed bay window to front. Coving. Picture rail. Carpet. Three feature radiators.



### Kitchen / Dining and Living Area

**16' 3" x 13' 7" (4.95m x 4.14m)** Laminate flooring. Coving. Range of white wall and base units. Wood effect work surfaces. Part tiled walls. Gas hob. Extractor fan. Electric fan oven. Plumbed for dishwasher. Ceramic sink, drainer and mixer taps. Double glazed window to rear. Single glazed hardwood French doors to rear. Radiator.



### Conservatory

**13' 7" x 9' 10" (4.14m x 2.99m)** Radiator. Tiled flooring. Double glazed French doors to rear. Wall mounted light.



### Landing

Carpet. Double glazed frosted window to side. Loft access.

### Bedroom1

**13' 11" x 9' 11" (4.24m x 3.02m)** Carpet. Three feature radiators. Double glazed leaded bay window to front. Coving. Picture rail. Storage cupboard.



### Bedroom 2

**12' 4" x 9' 11" (3.76m x 3.02m)** Double glazed window to rear. Radiator. Carpet. Picture rail. Coving. Storage cupboard.

### Bedroom 3

**7' 6" x 6' 0" (2.28m x 1.83m)** Carpet. Coving. Picture rail. Double glazed leaded window to front. Radiator.

### Bathroom

Fully tiled. Double glazed frosted window to rear. Coving. Extractor fan. Heated towel rail. Low level wc. 'P' shaped bath with shower over. Spotlights. Pedestal wash hand basin.

### Garden

**77' 1" x 28' 3" (23.48m x 8.60m) (Approx)** Secluded garden backing onto woodland. Side access. Mainly laid to lawn. Shrubs. Outside tap and lighting.



### Front Garden

Off street parking. Lawn. Wall mounted coach light.



### Garage

**17' 9" x 7' 10" (5.41m x 2.39m)** Detached. Door to rear. Up and over door.

### Council Tax

Band D.

