

**RE/MAX**  
**SELECT**

Guide Price £350,000 Leasehold



Mayfield, Bexleyheath, Kent DA7 4DH





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning ground floor maisonette located in a quiet cul-de-sac. The spacious property comprises 2 large DOUBLE bedrooms close to Bexleyheath station, Broadway Shopping Centre, Danson Park, Crook Log Leisure Centre, and other amenities. This property also benefits from living/dining room, fitted kitchen, fitted bathroom, garage en-bloc, and south-facing garden. Further benefits include double glazing and gas central heating.

Total Internal Area approx: 648.95 sq ft (60.29 sq m). EPC Rating C69





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Wood-effect flooring, radiator; 2 storage cupboards.

#### Living / Dining Room

Wood-effect flooring, radiator; double glazed windows with shutters.

#### Kitchen

Wood-effect flooring; range of soft-closing wall and base units with granite-effect worktops and tiled splashback; fitted gas hob, fitted oven; stainless steel sink and drainer unit; space and connections for fridge; space and connections for freezer; space and connections for dishwasher; space and connections for washing machine; wall-mounted combination boiler; double glazed windows; double glazed UPVC door.

#### Bedroom

Carpeted, radiator; double glazed windows with shutters.

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Carpeted, radiator; double glazed windows with shutters.

#### Bathroom

Tiled flooring, tiled walls; large walk-in shower enclosure with thermostatic shower; wash-hand basin with mixer tap; w/c, heated towel-rail, double glazed frosted windows.

### External

#### Front Garden

Lawn.

#### Rear Garden

Approximately 40ft, south-facing; patio, lawn, outdoor tap; shed; side access.

#### Garage

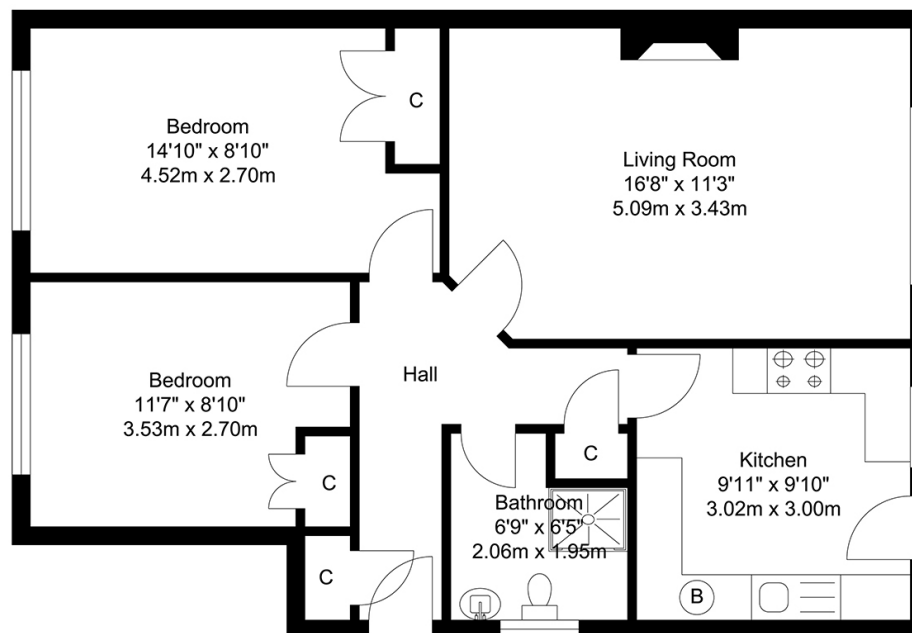
Up and over door.

### Information

- Lease: 936 years remaining
- Ground Rent: £10.00 per annum
- 0.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.6 miles (approx) to Danson Park & Lake
- 0.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C



## FLOORPLAN



Approximate Floor Area  
648.95 SQ.FT.  
(60.29 SQ.M.)

TOTAL APPROX FLOOR AREA 648.95 SQ.FT. (60.29 SQ. M.)  
For Identification Purposes Only.

