



£285,000 Leasehold



Melanie Close, Kent, Bexleyheath DA7 5JH



PROPERTY DESCRIPTION

GUIDE PRICE £285,000 - £300,000 • RE/MAX SELECT are delighted to offer for sale this first floor maisonette situated close to amenities and transportation links, including Bexleyheath Station. This property comprises 2 bedrooms, living room, fitted kitchen, and bathroom.

Further benefits include double glazing, gas central heating, and private rear garden.

Total Internal Area approx: 644.00 sq ft (55.36 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Wood-effect flooring, storage cupboard; carpeted stairs leading to first floor.

First Floor

Landing

Wood-effect flooring, double glazed window to side; access to insulated and boarded loft with light.

Living Room

14' 2" x 11' 8" (4.32m x 3.56m) Wood-effect flooring, radiator, double glazed windows to front.

Kitchen

8' 7" x 7' 9" (2.61m x 2.35m) Wood-effect flooring, part-tiled walls; range of wood wall and base units with black granite-effect worktops; stainless steel electric oven and hob; stainless steel sink with mixer tap and drainer; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows to side and rear.

Bedroom

11' 7" x 11' 1" (3.53m x 3.38m) Wood-effect flooring, fitted wardrobes, radiator, double glazed windows.

Bedroom

11' 5" x 7' 4" (3.56m x 2.31m) Wood-effect flooring, radiator; large storage cupboard housing combi-boiler; double glazed windows to front and side.

Bathroom

8' 6" x 5' 10" (2.60m x 1.78m) Wood-effect flooring, tiled walls; panelled bath with shower-mixer and screen; wash-hand basin, w/c, heated- towel rail, storage cupboard, double glazed frosted window to rear.

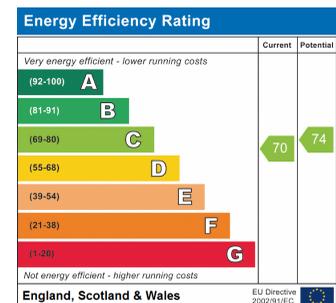
External

Rear Garden

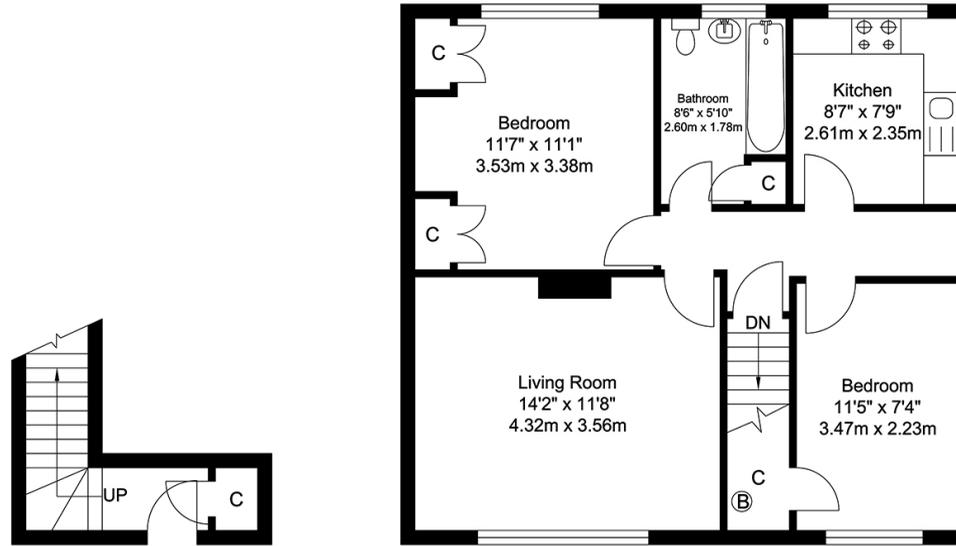
Paved; 2 sheds.

Information

- Lease: 91 years remaining
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.5 miles (approx) to Bexleyheath Station
- 1.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line
- 0.7 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.9 miles (approx) to Danson Park & Lake
- Council Tax Band: C



FLOORPLAN



Ground Floor
Approximate Floor Area
48.11 SQ.FT.
(4.47 SQ.M.)

First Floor
Approximate Floor Area
595.89 SQ.FT.
(55.36 SQ.M.)

TOTAL APPROX FLOOR AREA 644.00 SQ. FT / 59.83 SQ. M
For Identification Purposes Only.

