

Guide Price From £435,000
Sherwood Close, Bexley, Kent, DA5 3EB

Christopher
Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Guide Price £435,000 to £450,000

A three bedroom house in a quiet but convenient cul de sac location close to local amenities and good schools.

Offered with no onward chain the property is in good decorative condition and features a good sized lounge, separate dining room, fitted kitchen and cloakroom downstairs.

Upstairs are three bedrooms and a modern bathroom suite.

There is off street parking to the front with further parking opposite the property and a garage en-bloc.

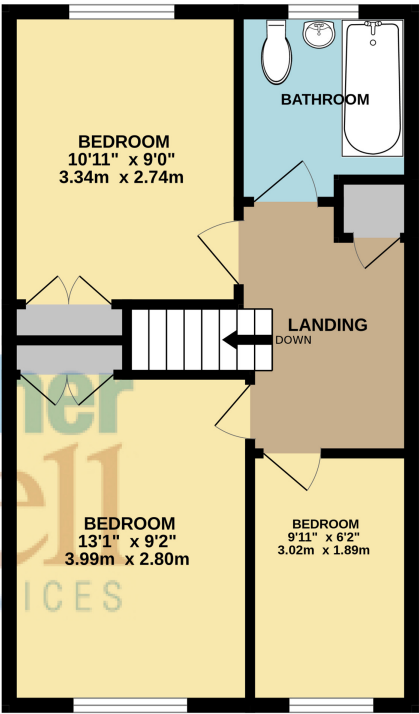
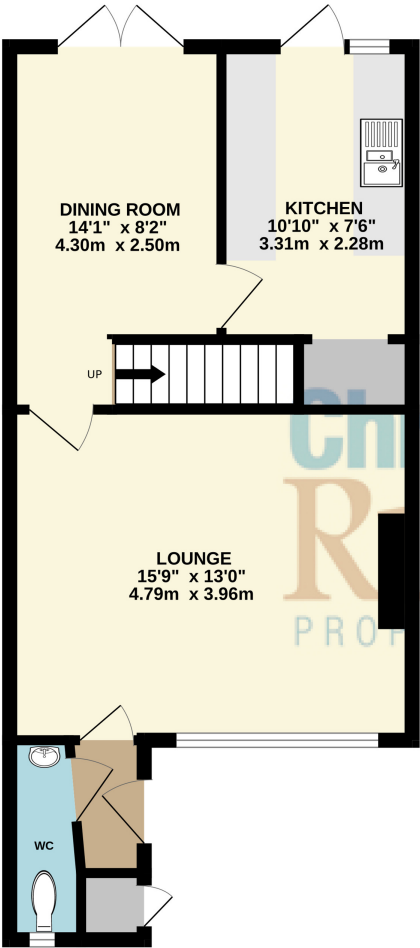
Outside the rear garden has a patio and lawn.

Council Tax Band D.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		