



Guide Price £625,000
Oaklands Close, Bexleyheath, Kent,
DA6 7AP

**Christopher
Russell**
PROPERTY SERVICES



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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £625,000 - £650,000.

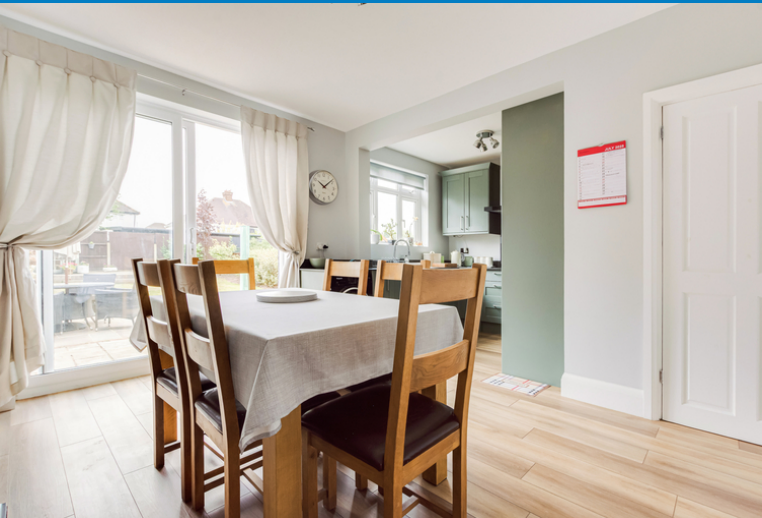
Well presented three-bedroom semi-detached house situated in a popular location under a mile to Bexleyheath train station and walking distance of Primary and Secondary Schools including Upton Primary and Townley Grammar.

Positioned in a quiet cul de sac within easy reach of Bexleyheath Broadway Shopping Centre the property comprises; entrance hall, good-sized lounge, downstairs WC and an open-plan modern fitted kitchen and dining room on the ground floor with three bedrooms and a family bathroom on the first floor.

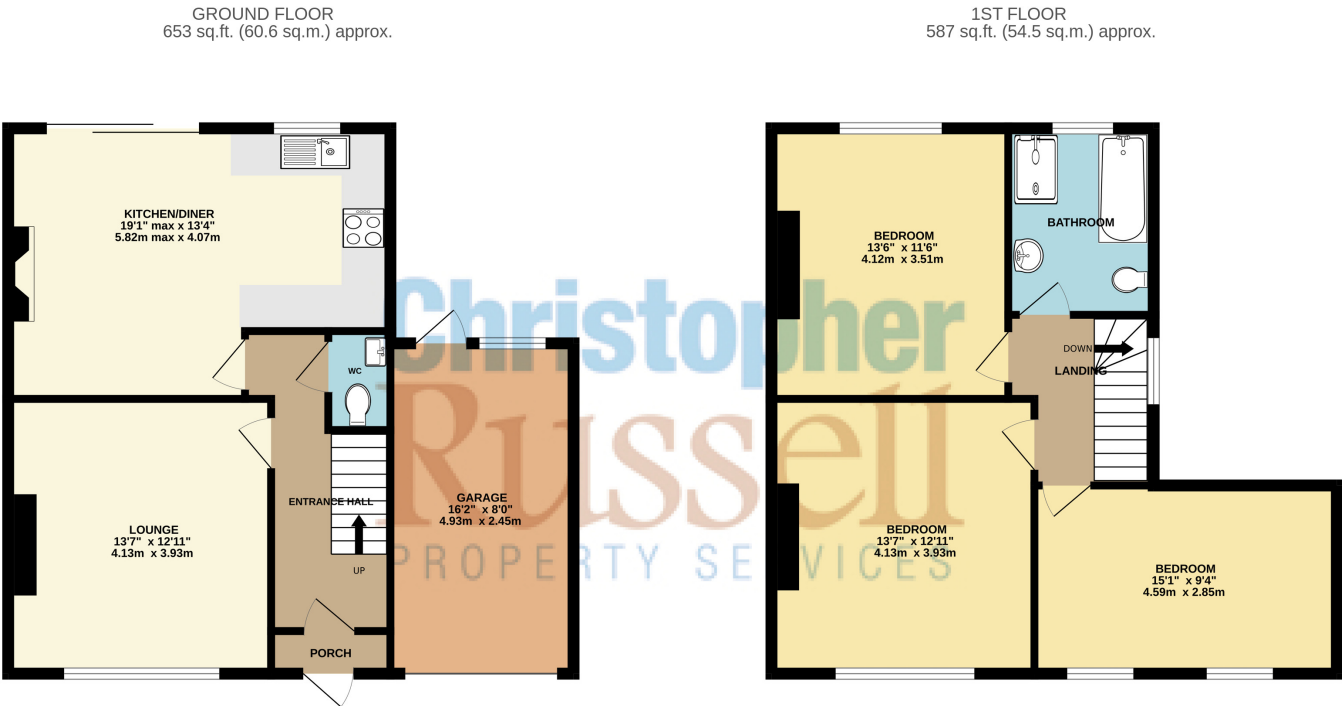
The rear garden features a well-maintained patio area, wooden-built summer house and is mainly laid to lawn.

To the side there is access to a garage.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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