



# Guide Price £415,000

## Bourne Road, Bexley, Kent, DA5 1LW

**Christopher  
Russell**  
PROPERTY SERVICES



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Guide Price £415,000 to £425,000.

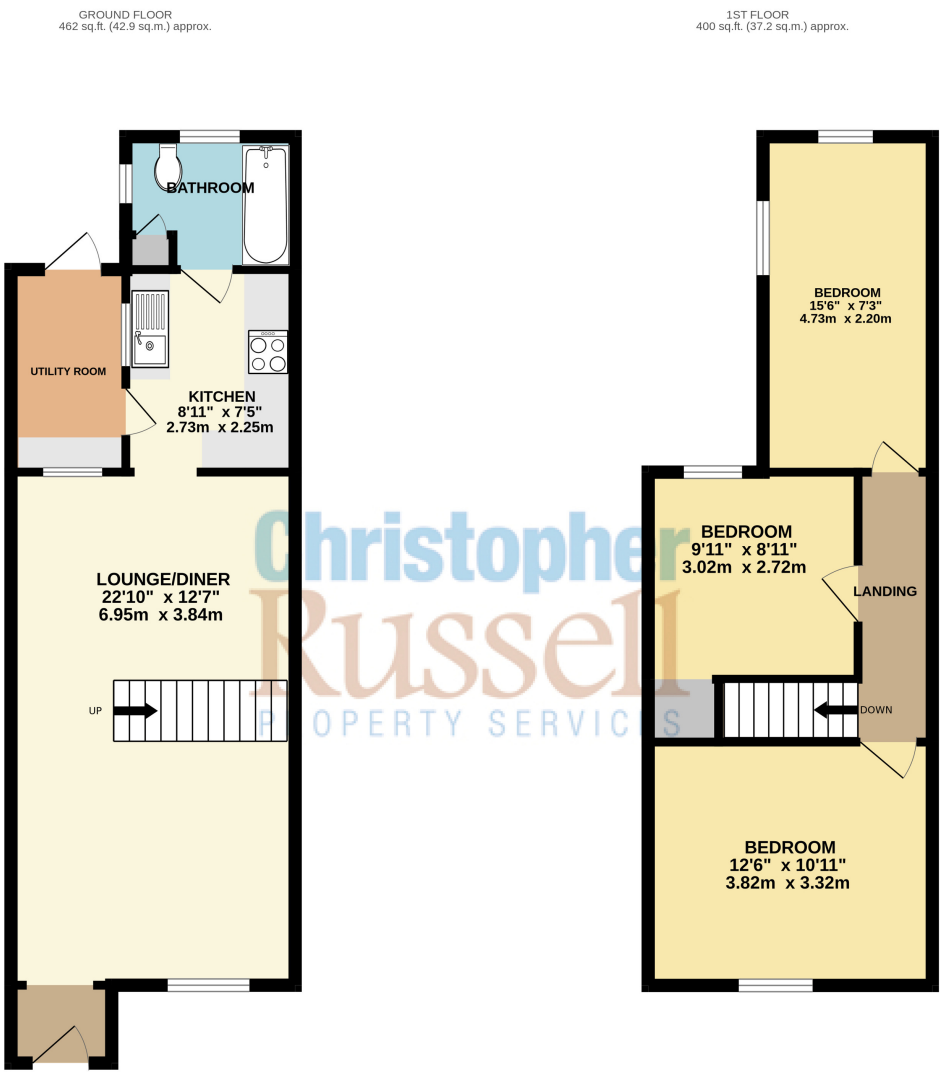
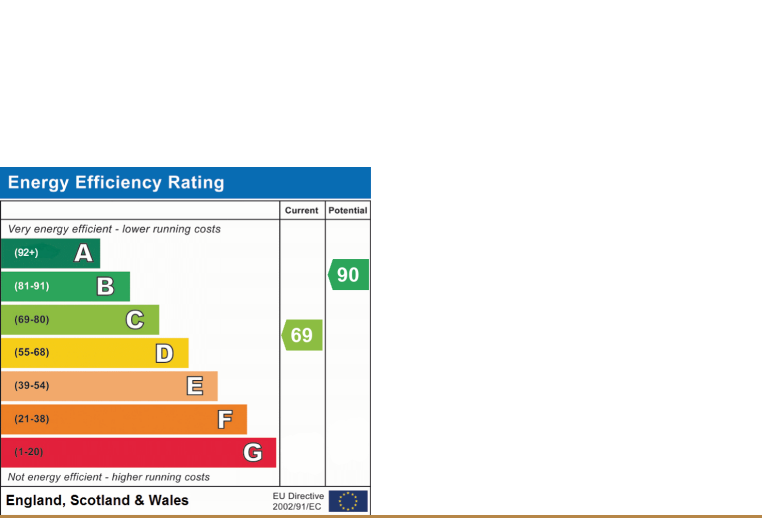
Three double bedroom period house situated in Bexley Village with its array of shops, bars, coffee shops and restaurants as well as Bexley Train Station.

This character home, which was subject to a considerable amount of refurbishment in 2020 comprises very spacious open planned accommodation on the ground floor that features a spacious through lounge/diner, modern fitted kitchen and a modern bathroom suite on the ground floor with three double bedrooms off the landing area on the first floor with a part boarded loft space.

The property when refurbished in 2020 features a modern fitted kitchen and bathroom suite, electrical re-wire and re-plastered walls and ceilings and a new combination boiler. The property features gas central heating and has off street parking on the front driveway.

The rear garden extends approximately 70ft featuring a patio and lawn with a range of established shrubs and a brick built outhouse with power at the end of the garden.

Council Tax Band D.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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		90
(81-91) B		
(69-80) C	69	
(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		