



Asking Price £325,000 Leasehold



Herbert Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this ground floor maisonette close to amenities and transportation links, including Bexleyheath station. This spacious property comprises 2 double bedrooms, living room, fitted kitchen, fitted bathroom, utility room, front garden, and approximately 60ft rear garden. Further benefits include gas central heating and double glazing. CHAIN FREE!

Total Internal Area approx: 649.27 sq ft (60.32 sq m). EPC D65

FEATURES

- Ground floor maisonette
- 2 double bedrooms
- Living room
- Fitted kitchen
- Utility room
- Family bathroom
- Front garden
- 60ft (approx) rear garden
- Double glazing & gas central heating
- CHAIN FREE!





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Carpeted, radiator, 2 storage cupboards.

Living Room

4.29m x 4.16m (14' 1" x 13' 8") Carpeted, radiator, gas fire, double glazed windows; door leading to kitchen.

Kitchen

2.73m x 2.42m (8' 11" x 7' 11") Vinyl flooring; range of wood wall and base units with worktops and tiled splashback; stainless steel sink and drainer unit; electric hob; oven; space and connections for fridge/freezer, space and connections for washing machine; radiator, double glazed windows; door leading to utility room.

Utility Room

Tiled flooring; space and connections for tumble dryer; double glazed windows; door leading to rear garden.

Bedroom

3.99m x 3.29m (13' 1" x 10' 10") Carpeted, built-in wardrobes, radiator, double glazed windows.

Bedroom

3.00m x 2.88m (9' 10" x 9' 5") Carpeted, radiator, double glazed windows.

Bathroom

2.42m x 1.78m (7' 11" x 5' 10") Vinyl flooring, tiled walls, panelled bath, wash-hand basin, w/c, storage cupboard, double frosted glazed window.

Front Garden

Path leading to front door; lawn; mature bushes, trees and shrubs.

Rear Garden

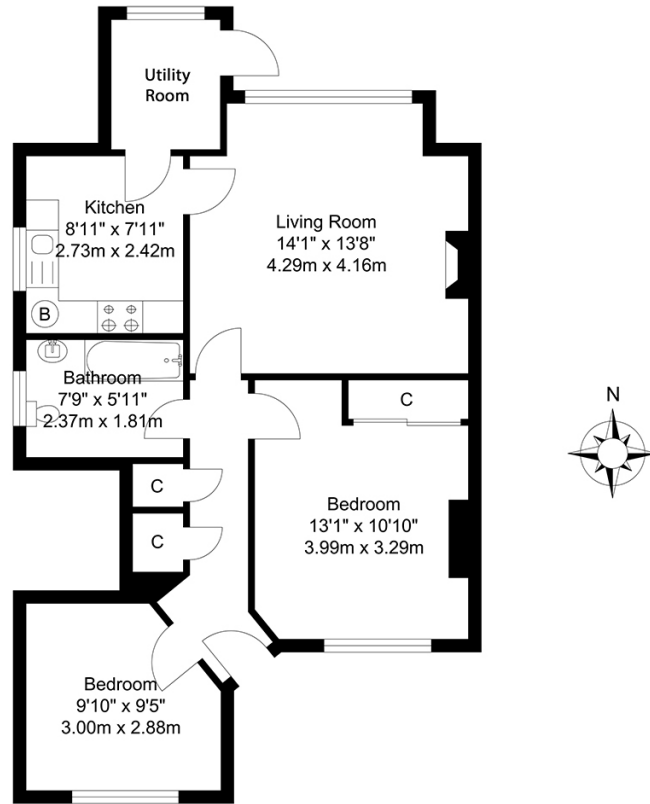
Approximately 60ft; patio, lawn; mature trees, shrubs and bushes.

Information

- Lease: 928 years remaining
- Ground Rent: £7.00 per annum
- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.8 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.6 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.8 miles (approx) to Danson Park & Lake
- 0.7 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Ground Floor
Approximate Floor Area
649.27 SQ.FT.
(60.32 SQ.M.)

TOTAL APPROX FLOOR AREA 649.27 SQ. FT / 60.32 SQ. M
For Identification Purposes Only.

