



Guide Price £570,000
Grangewood, Bexley, Kent, DA5 3JU

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price £570,000 to £590,000.

A three bedroom semi detached house situated in a small cul de sac located under half a mile from Bexley train station and a short distance to Old Bexley, Upton and Hurst Primary, Townley and Chislehurst and Sidcup Grammar Schools.

Offered as end of chain this family home that needs modernisation and redecorating offers great potential to extend STPP to the side and rear and also the loft space to a substantially larger property.

The existing accommodation comprises; entrance hall, lounge diner, kitchen on the ground floor with three bedrooms and family bathroom on the first floor.

Outside there is access to a 29' tandem garage to the side of the property which also has a door leading to the rear garden. The good sized driveway proving off street parking.

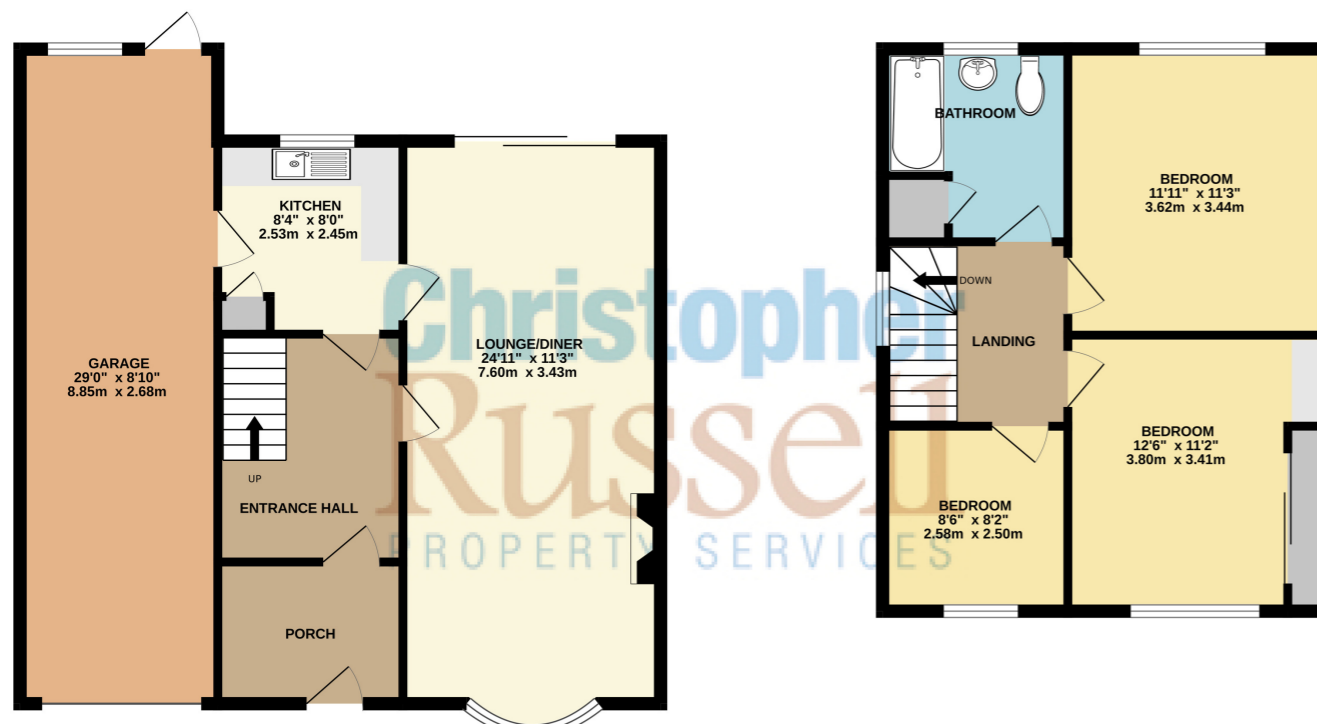
The well established and maintained rear garden extend approximately 80ft which is mainly laid to lawn with established planted borders, a paved patio and path leading to the rear of the garden.

Council Tax Band E.



GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 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 | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |