

**RE/MAX**  
**SELECT**

Offers Over £325,000 Leasehold



Horsham Road, South Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented 1st floor maisonette close to amenities including Danson Park and transportation links, with superb access to motorway networks. This spacious property comprises 2 double bedrooms, large living room, fitted kitchen, fitted shower room, garage, front driveway, and large L-shaped private garden. Further benefits include gas central heating and double glazing.

Total Internal Area approx: 804.27 sq ft (74.72 sq m). EPC Rating D66

## FEATURES

- 1st floor maisonette
- 2 double bedrooms
- Living room / dining room
- Fitted kitchen
- Fitted shower room
- Garage
- Front driveway
- Large private garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### FIRST FLOOR

#### Entrance Hall

Laminate flooring, ceiling coving, radiator, storage cupboard.

#### Living Room / Dining Room

5.72m x 3.20m (18' 9" x 10' 6") Carpeted, ceiling coving, radiator; double glazed windows with roller blind.

#### Kitchen

3.20m x 2m (10' 6" x 6' 7") Laminate flooring; range of wood wall and base units, with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; fitted electric hob, stainless steel extractor hood; wall-mounted combination boiler; space and connections for fridge/freezer; space and connections for washing machine; double glazed windows with Venetian blinds.

#### Bedroom 1

3.62m x 3.22m (11' 11" x 10' 7") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with Venetian blind.

#### Bedroom 2

3.57m x 3.25m (11' 9" x 10' 8") Laminate flooring, ceiling coving, radiator; double glazed windows with roller blind.

#### Shower Room

2.55m x 1.70m (8' 4" x 5' 7") Vinyl flooring, tiled walls; large shower enclosure with electric shower; wash-hand basin, w/c, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Garage

5.00m x 2.54m (16' 5" x 8' 4") Electrical power and lighting; up-and-over door.

#### Rear Garden

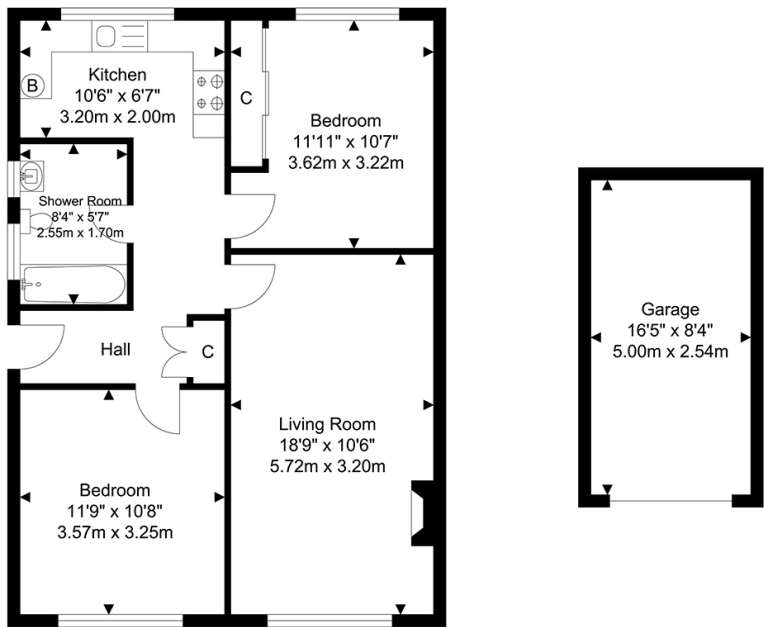
L-shaped, approximately 70ft x 45ft; mainly laid to lawn.

### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.2 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C
- Lease: 169 years remaining
- Ground Rent: Peppercorn

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	66	72		
A				
(81-91)				
B				
(69-80)				
C				
(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				

FLOORPLAN



Ground Floor  
Approximate Floor Area  
667.57 SQ.FT.  
(62.02 SQ.M.)

Outbuilding  
Approximate Floor Area  
136.70 SQ.FT.  
(12.70 SQ.M.)

TOTAL APPROX FLOOR AREA 804.27 SQ. FT / 74.72 SQ. M  
For Identification Purposes Only.

