



£400,000 Freehold



Cyril Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this newly refurbished RARE TO THE MARKET, larger than average first-floor maisonette, with a long lease, close to schools, amenities, and transportation links including Bexleyheath Station. This property comprises 3 bedrooms, newly fitted kitchen, living room, and newly fitted family bathroom. Further benefits include double glazing, gas central heating, large south-facing garden, and off street parking for up to 5 cars. Total Internal Area approx: 821.82 sq ft (76.35 sq m). EPC Rating D63

FEATURES

- First floor maisonette
- 3 bedrooms
- Newly fitted kitchen
- Newly fitted bathroom
- Living room
- 70ft (approx) south-facing garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Tiled flooring, electric radiator, uPVC door, window.

Landing

Carpeted, radiator, large storage cupboard, double glazed window; space and connections for washing machine; access to loft.

Living Room

4.57m x 3.15m (15' 0" x 10' 4") Vinyl flooring, radiator; dual-aspect double glazed windows.

Kitchen

2.84m x 2.70m (9' 4" x 8' 10") Vinyl flooring; range of soft-closing wood wall and base units with marble-effect worktops and complementary splashback; sink, fitted electric hob, extractor hood, electric oven, integrated fridge, integrated freezer, fitted wine cooler, integrated dishwasher, double glazed windows.

Bedroom

4.05m x 3.72m (13' 3" x 12' 2") Carpeted, wood panelling, radiator; double glazed windows with venetian blinds.

Bedroom

3.51m x 3.03m (11' 6" x 9' 11") Carpeted, radiator; double glazed windows with venetian blinds.

Bedroom

2.48m x 2.40m (8' 2" x 7' 10") Vinyl flooring, radiator, storage cupboard; double glazed windows with venetian blinds.

Staircase to Garden

Vinyl flooring, lighting.

EXTERNAL

Front Garden

Patio; shingle area with mature bushes.

Driveway

Off street parking for up to 5 cars; to side.

Rear Garden

Approximately 70ft, south-facing; lawn, patio, pergola; mature flowerbeds and bushes; shed; side access.

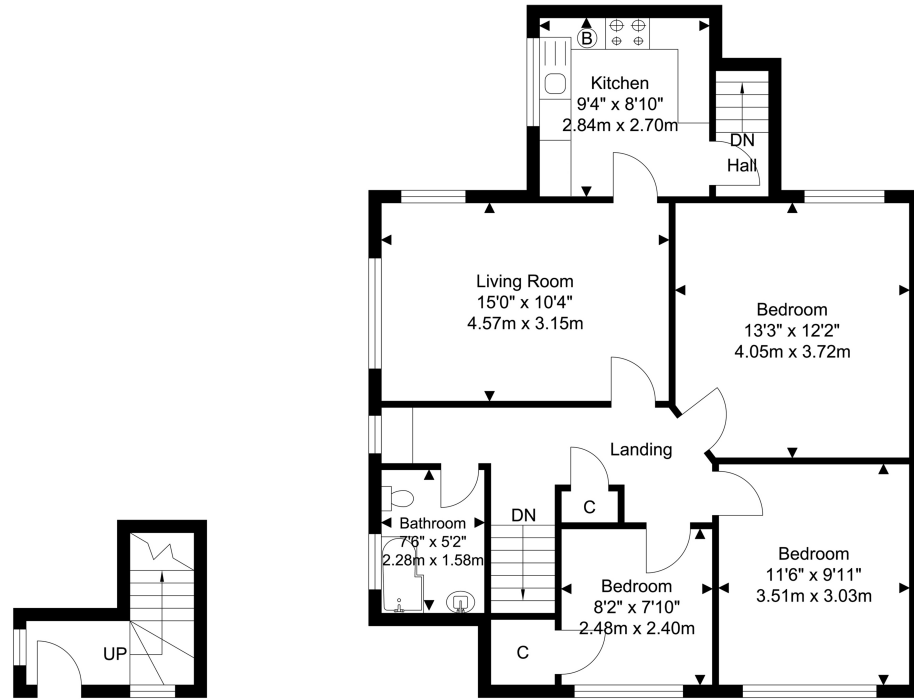


Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.7 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.7 miles (approx) to Danson Park & Lake
- 0.8 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C
- Ground Rent: £7.50 per annum
- Lease: 911 years remaining

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(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
 44.67 SQ.FT.
 (4.15 SQ.M.)

First Floor
 Approximate Floor Area
 777.15 SQ.FT.
 (72.20 SQ.M.)

TOTAL APPROX FLOOR AREA 821.82 SQ. FT / 76.35 SQ. M
 For Identification Purposes Only.

