



Offers Over £325,000
Hawthorn Road, Bexleyheath, Kent,
DA6 7AF

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

We are delighted to offer to the market this two bedroom first floor maisonette on Hawthorn Road located close to Bexleyheath town centre.

The property presents a well-adapted layout, offering spacious and comfortable accommodation throughout.

The first floor accommodation consists of a living room to the front with a large front-facing window following on through the hallway there is a fitted kitchen with ample space for a dining table and chairs. There are also two bedrooms and a bathroom suite with shower and bath.

The property benefits has it's own private garden which is accessed via private stairs and entrance.

Externally there is the added benefits of off-street residents parking to the rear.

The property is within a short-walking distance from a range of amenities, shops and supermarkets. Townley Grammar School, St Columba's Catholic Boys School and Foster's Primary School are all close by. Bexleyheath Train Station is also within walking distance.

Lease: 104 years remaining.

Building insurance: £381.46 per annum.

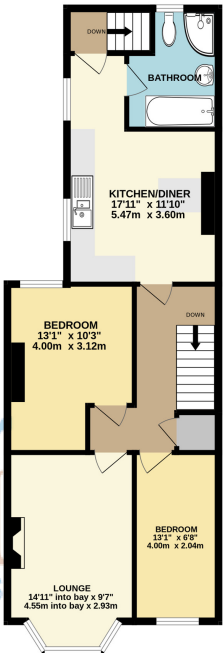
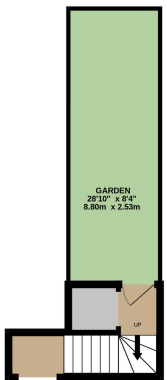
Ground Rent: £125 per annum.

Council Tax Band B.

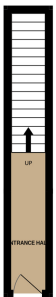


GROUND FLOOR
140 sq.ft. (13.0 sq.m.) approx.

1ST FLOOR
685 sq.ft. (63.4 sq.m.) approx.



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TOTAL FLOOR AREA : 822 sq.ft. (76.4 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+)	64	73		
A				
(81-91)				
B				
(69-80)				
C	64	73		
(55-68)				
D				
(39-54)	64	73		
E				
(21-38)	64	73		
F				
(1-20)	64	73		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				