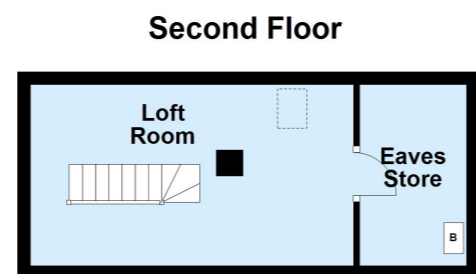
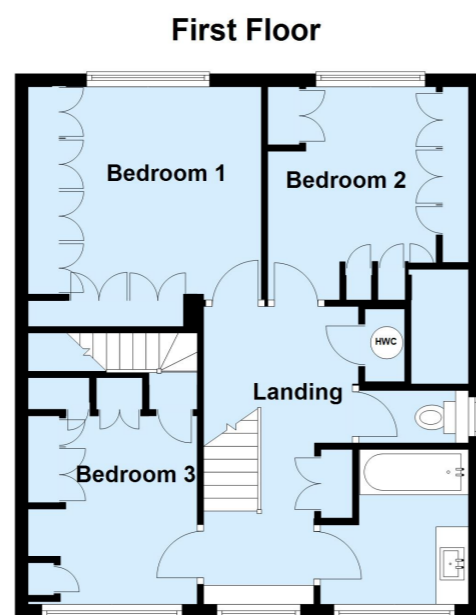
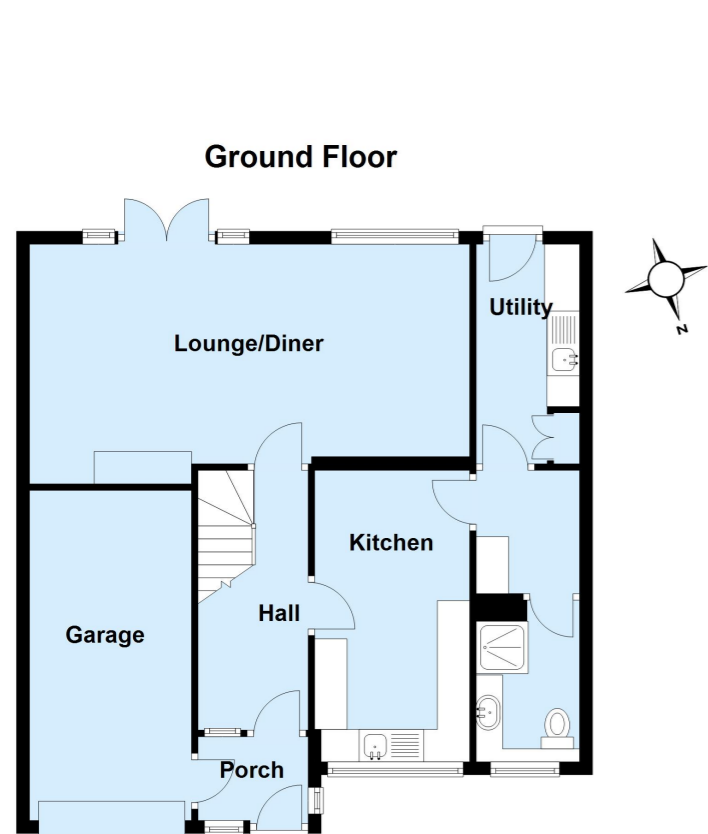


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive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



This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

2a Grace Avenue, Bexleyheath, Kent, DA7 4NN  
**Guide Price £575,000 Freehold**

- Post War Built
- Three Bedrooms
- Breakfast Kitchen
- GF Shower Room/WC
- Semi-Detached House
- Lounge/Diner
- Separate Utility Room
- Family Bathroom

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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## 2a Grace Avenue, Bexleyheath, Kent, DA7 4NN

This Post War built semi-detached house enjoys a quiet residential location, within easy walking distance of Bexleyheath mainline station, nearby reputable schools, pre-schools, Bexley grammar schools, the town centre for an array of shopping amenities, good transport links, local shops in Long Lane, plus leisure amenities. The property comprises three well-proportioned bedrooms, all with bespoke fitted wardrobes, a spacious lounge/diner to rear aspect, breakfast kitchen, separate utility room, ground floor shower room/cloakroom, family bathroom, separate W.C. and integral garage (with interior access via the storm porch). Outside you will find a walled frontage with carriage driveway via two vehicular gates, parking for three cars, plus a delightful south facing rear garden. Additional benefits to note include gas central heating, double glazed windows, loft room with Velux windows (fixed staircase via bedroom three), good storage throughout the property and NO ONWARD CHAIN. Exclusive to PROCTORS.

### Location

From Bexleyheath Station, bear left into Station Road, cross over Bridge Road and continue into Station Road, turn left into Church Road, right into Fairfield Road, left into Belvedere Road and Grace Avenue is on the right.



### Ground Floor

#### Storm Porch

Double glazed entrance door and side window, door to integral garage.

#### Entrance Hall

3.89m x 1.55m (12' 9" x 5' 1") Inner glazed door and side window, radiator.

#### Lounge/Diner

6.71m x 3.30m (22' 0" x 10' 10") Double glazed French doors to patio, feature brick fireplace surround, TV shelf and aerial point, radiator, alcove shelves.

#### Dining Area

Double glazed window to rear, fitted display units, radiator, wall lights.

#### Breakfast Kitchen

4.52m x 2.23m (14' 10" x 7' 4") Double glazed window to front, fitted wall and base cabinets, free standing oven with gas hob and separate grill, extractor hood, single sink unit, dishwasher to remain, radiator, door to inner lobby.

#### Inner Lobby

1.65m x 1.48m (5' 5" x 4' 10") Fitted storage cupboard, door to utility room and shower room.

#### Utility Room

3.31m x 1.48m (10' 10" x 4' 10") Double glazed door to garden, fitted wall and base cabinets, single sink unit, plumbed for washing machine, space for tumble dryer, radiator, extractor fan.

### Shower Room/Cloakroom

2.38m x 1.40m (7' 10" x 4' 7") Double glazed window to front, shower cubicle with built-in controls, hand wash basin on vanity unit, W.C., radiator, wall mirror, shaver point, built-in cabinet.

### First Floor

#### Landing

Double glazed window to front, fitted shelves, built-in linen cupboard, built in airing cupboard with hot water cylinder, central heating timer.

#### Bedroom One

3.50m x 3.42m (11' 6" x 11' 3") (Into wardrobes) Double glazed window to rear, wall to wall fitted wardrobes, bedside cabinet and display units, radiator. Measurement from wall to wall.

#### Bedroom Two

3.12m x 3.01m (10' 3" x 10' 0") (Into wardrobes) Double glazed window to rear, wall to wall fitted wardrobes and storage cabinets. Measurement from wall to wall.

#### Bedroom Three

3.32m x 2.43m (11' 0" x 8' 0") (Into wardrobes) Double glazed window to front, fitted wardrobes, display shelves, secret door leading to loft space. Measurement from wall to wall.

#### Bathroom

Double glazed window to front, bath with shower screen, wash hand basin on vanity drawer unit, wall lights, radiator.

#### Separate W.C.

Double glazed window to side, W.C.

### Second Floor

#### Loft Room

Fixed staircase from bedroom three, double glazed Velux window to rear, fitted desk unit with single bed unit, fitted wardrobes, door to loft storage area with power and light. The storage area houses the central heating boiler.

#### Outside

#### South Facing Rear Garden

Paved patio, brick planters, synthetic lawn, mature shrubs, garden shed, sun awnings.

#### Integral Garage

5.06m x 2.32m (16' 7" x 7' 7") Integral garage with up and over door, power and light, electric and gas meter, interior access from porch.

#### Frontage

Walled boundary, two vehicular gates, parking for three cars.

#### Additional Information

#### Council Tax

Local Authority : Bexley  
Council Tax Band : E