



**Guide Price £450,000**  
**Howard Avenue, Bexley, Kent, DA5 3BA**

**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.

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**Christopher Russell Property Services**

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Guide Price £450,000 to £475,000.

A beautifully presented, larger-than-average two double bedroom home that has undergone an extensive programme of modernisation, finished to an exceptionally high standard throughout.

Ideally positioned in a prime location, the property is conveniently situated for Hurst Primary School and Albany Park train station.

The accommodation has been thoughtfully extended on the ground floor to create a stunning open-plan kitchen/diner, featuring a bespoke fitted kitchen with a central island.

In addition, there is a separate lounge and a spacious entrance hallway. On the first floor is a generous sized principal bedroom benefiting from a range of built-in wardrobes, and a second double bedroom along with a luxury family bathroom suite.

Externally, the property offers off-street parking to the front via a private driveway and a superb rear garden extending in excess of 100ft.

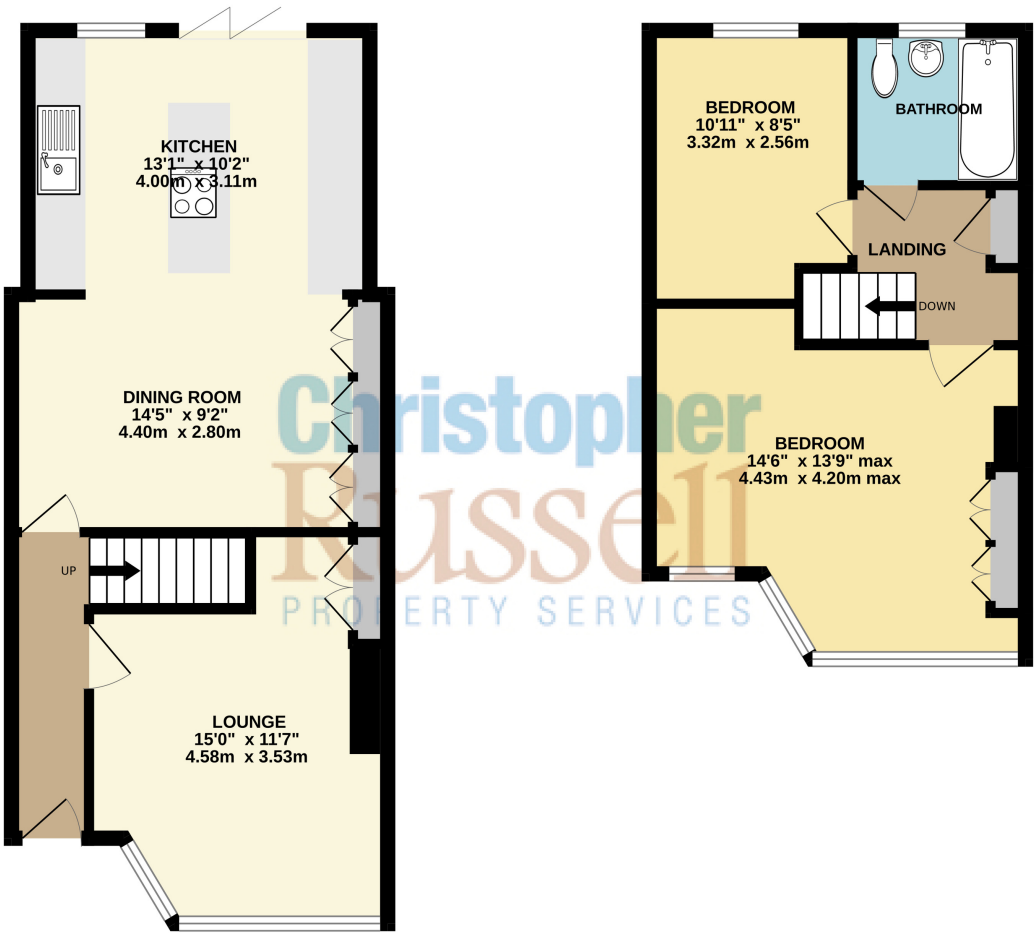
Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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