



£350,000 Leasehold



Church Road, Bexleyheath, Kent DA7 4DA



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this stunning ground-floor maisonette close to Bexleyheath Broadway's amenities and transportation links, including Bexleyheath station. This spacious property comprises 2 bedrooms, extended living room/dining room, extended luxury fitted kitchen/breakfast room, family bathroom, 30ft (approx) rear garden, and off street parking for 2 cars. Further benefits include garage en-bloc, gas central heating, and double glazing.

Total Internal Area approx: 636.57 sq ft (59.14 sq m). EPC C71

## FEATURES

- Ground floor maisonette
- 2 bedrooms
- Extended living / dining room
- Extended fitted kitchen / breakfast room
- Family bathroom
- Off street parking for 2 cars
- 30ft (approx) rear garden
- Garage en-bloc
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Tiled entrance; carpeted, radiator.

#### Living Room

6.21m x 3.37m (20' 4" x 11' 1") Carpeted, ceiling coving, 2 radiators, double glazed french doors.

#### Kitchen / Breakfast Room

4.18m x 2.60m (13' 9" x 8' 6") Karndean flooring; range of gloss wall and base units with wood worktops and tiled splashback; fitted oven, fitted electric hob, extractor hood; stainless steel sink and drainer unit; breakfast bar; cupboard housing combination boiler; space and connections for fridge/freezer; space and connections for washing machine; radiator, uPVC double glazed windows, uPVC double glazed door.

#### Bedroom

4.24m x 2.73m (13' 11" x 8' 11") Carpeted, ceiling coving, radiator; double glazed windows with venetian blinds.

#### Bedroom

3.24m x 2.05m (10' 8" x 6' 9") Carpeted, radiator, double glazed window.

#### Bathroom

Tiled flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c, radiator, double glazed window.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars.

#### Rear Garden

Approximately 25ft; decking, artificial lawn; side access.

#### Garage En-Bloc

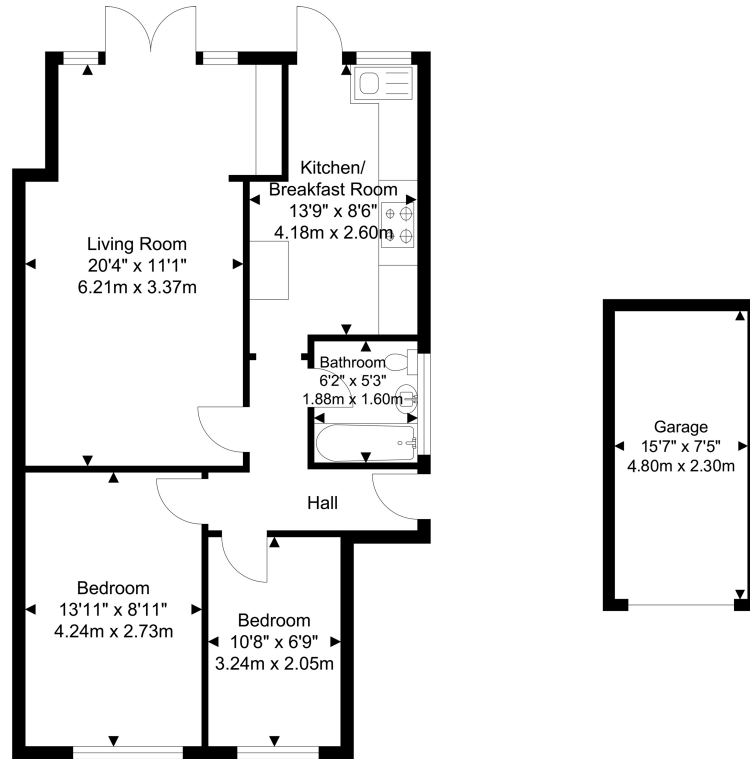
4.80m x 2.30m (15' 9" x 7' 7") Up-and-over door; electrical power and lighting.

### Information:

- Lease: 140 years remaining
- Ground Rent: £25.00 per annum
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.9 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.8 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.9 miles (approx) to Danson Park & Lake
- 0.1 miles (approx) to Broadway Shopping Centre
- Council Tax: Band B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	71
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN



TOTAL APPROX FLOOR AREA 636.57 SQ. FT / 59.14SQ. M  
For Identification Purposes Only.

