



Guide Price £600,000

14 Albany Close, Bexley, Kent, DA5 3ES

**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 £600,000 to £625,000.

A spacious four-bedroom semi-detached chalet bungalow, situated in a popular cul-de-sac within walking distance of Hurst Primary School, Chislehurst and Sidcup Grammar Schools, and Sidcup and Albany Park train stations.

Beautifully presented and in very good decorative order, this family home offers versatile accommodation over two floors.

The first floor comprises three bedrooms, while the ground floor includes a lounge, two further bedrooms (one currently used as a playroom), a large kitchen/diner with a stunning cathedral-style ceiling, and a family bathroom.

Externally, the property benefits from a driveway to the front and a rear garden with a delightful outlook onto the riverside walk.

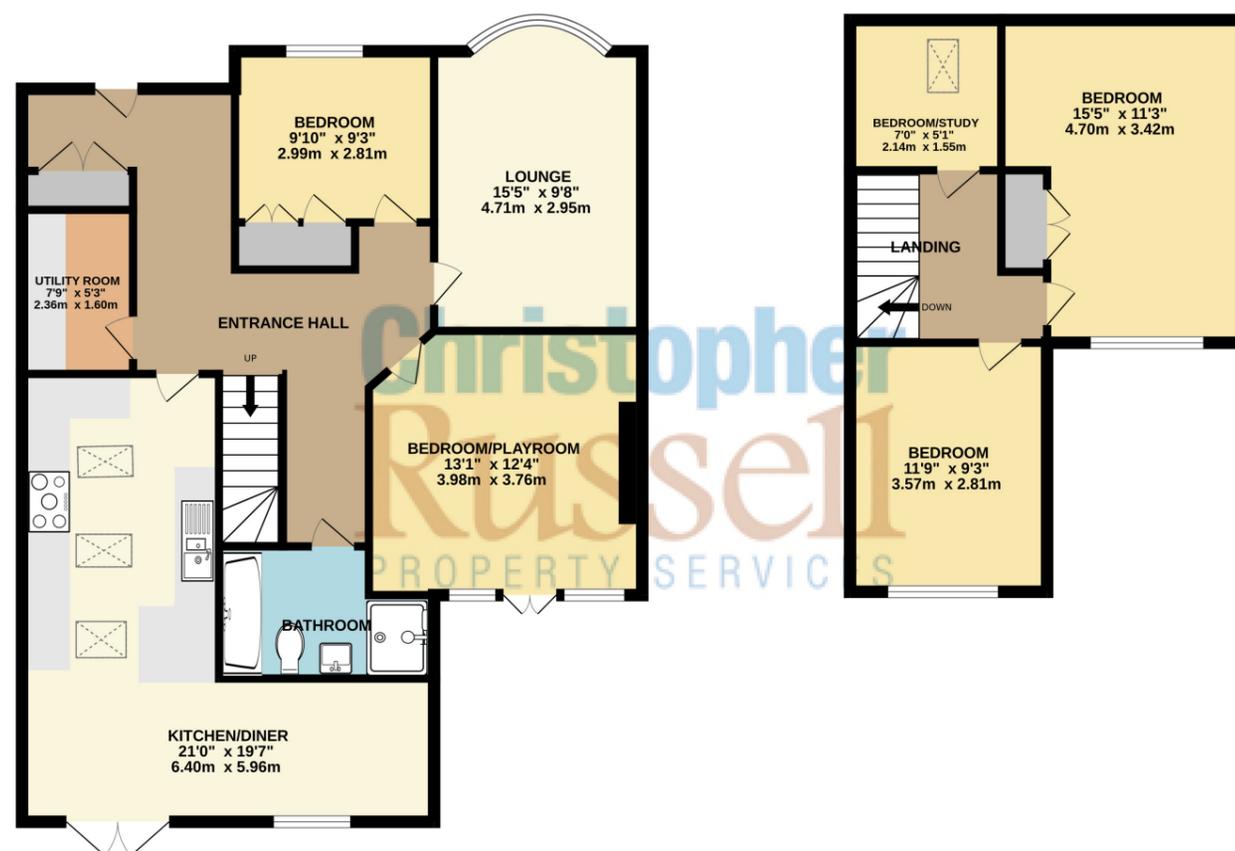
Council Tax Band E.

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



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.

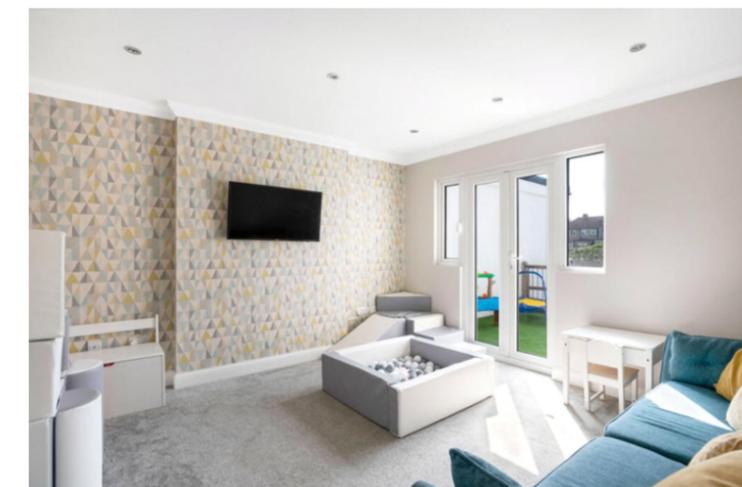
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			