



Guide Price £400,000
St Audrey Avenue, Bexleyheath, Kent,
DA7 5DA

Christopher
Russell
PROPERTY SERVICES



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

Guide Price £400,000 to £425,000.

Offered chain free, two-bedroom semi-detached home is ideally located in a popular residential area, just under 0.5 miles from Barnehurst Train Station and approximately 0.8 miles from Bexleyheath Train Station.

In need of some modernisation, the property presents a fantastic first-time buyer opportunity and offers excellent potential for further extension (subject to planning permission).

The ground floor has already been extended to provide generous living space.

The accommodation comprises: Entrance hall, cloakroom lounge, separate dining room and a spacious fitted kitchen.

To the first floor there are two well-proportioned bedrooms and a family bathroom.

Additional features include gas central heating, double glazing, and a fitted kitchen.

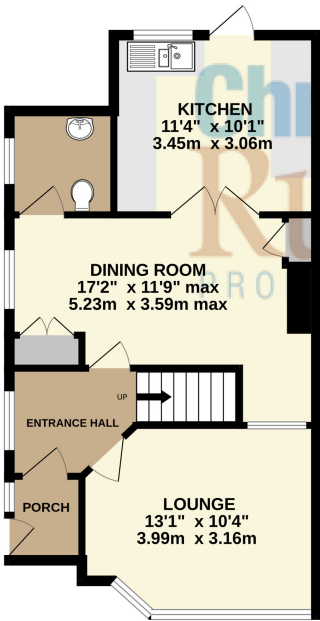
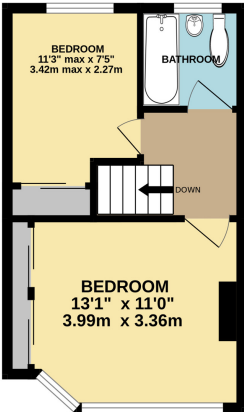
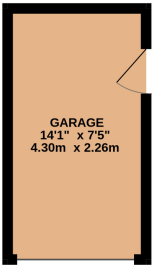
Externally, the property boasts a rear garden extending to approximately 80ft, perfect for outdoor entertaining.

To the front there is off-street parking on a private driveway, along with shared side access leading to a detached garage.

Council Tax Band D.

GROUND FLOOR
617 sq.ft. (57.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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