



Guide Price From £475,000
Hurstwood Avenue, Bexley, Kent, DA5
3PH

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £475,000 to £500,000.

Four bedroom end of terrace town house situated in a quiet road convenient for Albany Park and Bexley train station, excellent Primary and Grammar schools and other public transport.

Presented in good decorative condition, this well presented and versatile family home features remodelled ground floor accommodation that comprises a converted garage into a therapy room and store to the front.

There is also a bedroom that leads to the garden and a separate w.c on the ground floor.

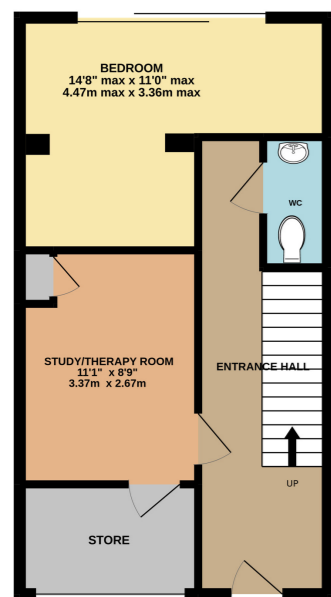
The first floor comprises a spacious through lounge and kitchen/diner and three bedrooms and family bathroom on the second floor.

Outside there is off street parking on a long front driveway and a rear garden extending approximately 70ft.

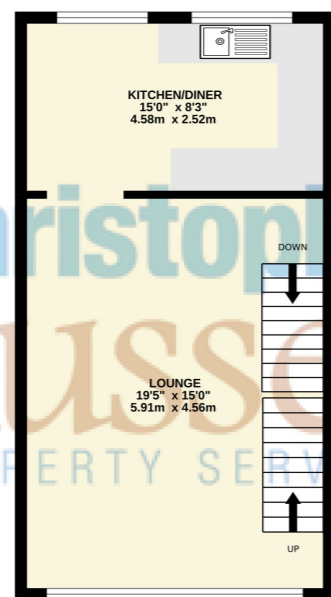
Council Tax Band E.



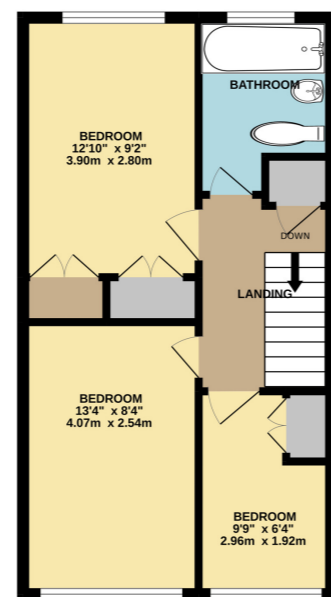
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



2ND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	