

**RE/MAX**  
**SELECT**

£250,000 Leasehold



106 Pickford Lane, Bexleyheath DA7 4RT



## PROPERTY DESCRIPTION

GUIDE PRICE £250,000 - £270,000 • RE/MAX SELECT are delighted to offer for sale this ground floor maisonette close to amenities and transportation links, including Bexleyheath station. This spacious property comprises double bedroom, open-plan living room/kitchen, fitted bathroom, and private rear garden. Further benefits include double glazing and gas central heating, and driveway.

Total Internal Area approx: 541.64 sq ft (50.32sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Tiled flooring; double glazed door leading to open-plan lounge/kitchen.

#### Lounge Area

12' 6" x 10' (3.81m x 3.04m) Carpeted, radiator; double glazed window to rear; double glazed french doors leading to rear garden.

#### Kitchen

12' 10" x 11' 10" (3.90m x 3.61m) Tiled flooring; range of wall and base units with complementary worktops; stainless steel sink with mixer tap; gas hob, stainless steel extractor hood, built-in oven; space and connections fridge/freezer; space and connections for washing machine; radiator, double glazed windows.

#### Bedroom

17' 5" x 9' (5.30m x 2.74m) Carpeted, built-in wardrobes, radiator, double glazed windows.

#### Bathroom

8' 4" x 6' 9" (2.54m x 2.07m) Tiled flooring, part-tiled walls; L-shaped panelled bath with shower-mixer and glass screen; vanity unit with wash-hand basin and mixer tap; w/c, heated towel-rail.

### External

#### Parking

Allocated parking.

#### Rear Garden

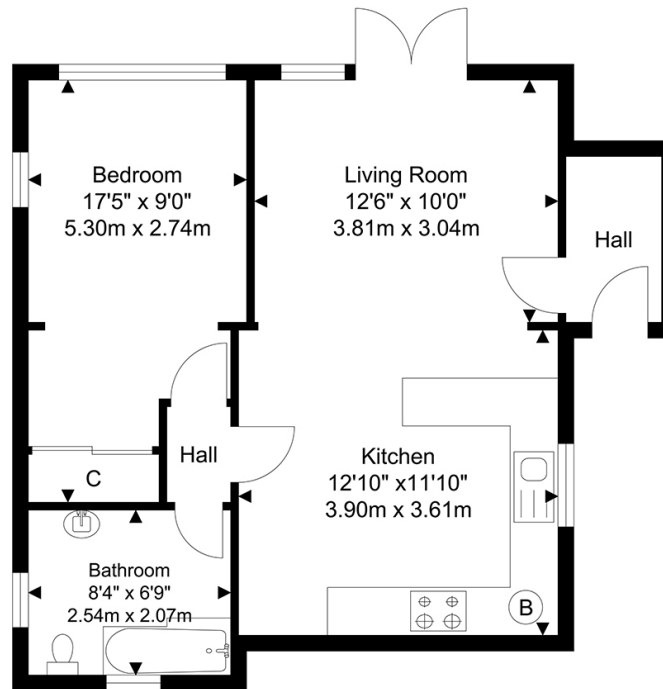
Patio area, outdoor light; shed.

### Information

- Lease: 87 years remaining
- Ground Rent: £300.00 per annum
- 0.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.8 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
- 0.6 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.8 miles (approx) to Danson Park & Lake
- 0.7miles (approx) to Broadway Shopping Centre
- Council Tax: Band C

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>	77	77
(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>			
<b>England, Scotland &amp; Wales</b>			
EU Directive 2002/91/EC			

# FLOORPLAN



TOTAL APPROX FLOOR AREA 541.64 SQ. FT / 50.32 SQ. M  
For Identification Purposes Only.

