



**Guide Price £550,000**  
**Oakley Park, Bexley, Kent, DA5 3EQ**

**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 £550,000 to £565,000.

Three/four bedroom semi detached chalet bungalow offered with no onward chain situated in a very sought after no through road.

Presented in excellent decorative condition the property features a modern part integrated fitted kitchen, double glazing, gas central heating and recently laid floor coverings to some of the rooms.

Providing very versatile accommodation the ground floor comprises; entrance hall, lounge/dining room with double glazed doors to the rear garden, separate dining room to the front aspect that could be a fourth bedroom fitted kitchen, cloakroom/WC and bedroom three.

The first floor comprises, landing with doors to main bedroom that features and en suite shower room, another double bedroom and a family bathroom.

Outside there is off street parking on the front driveway and a low maintenance rear garden with patio and artificial grass.

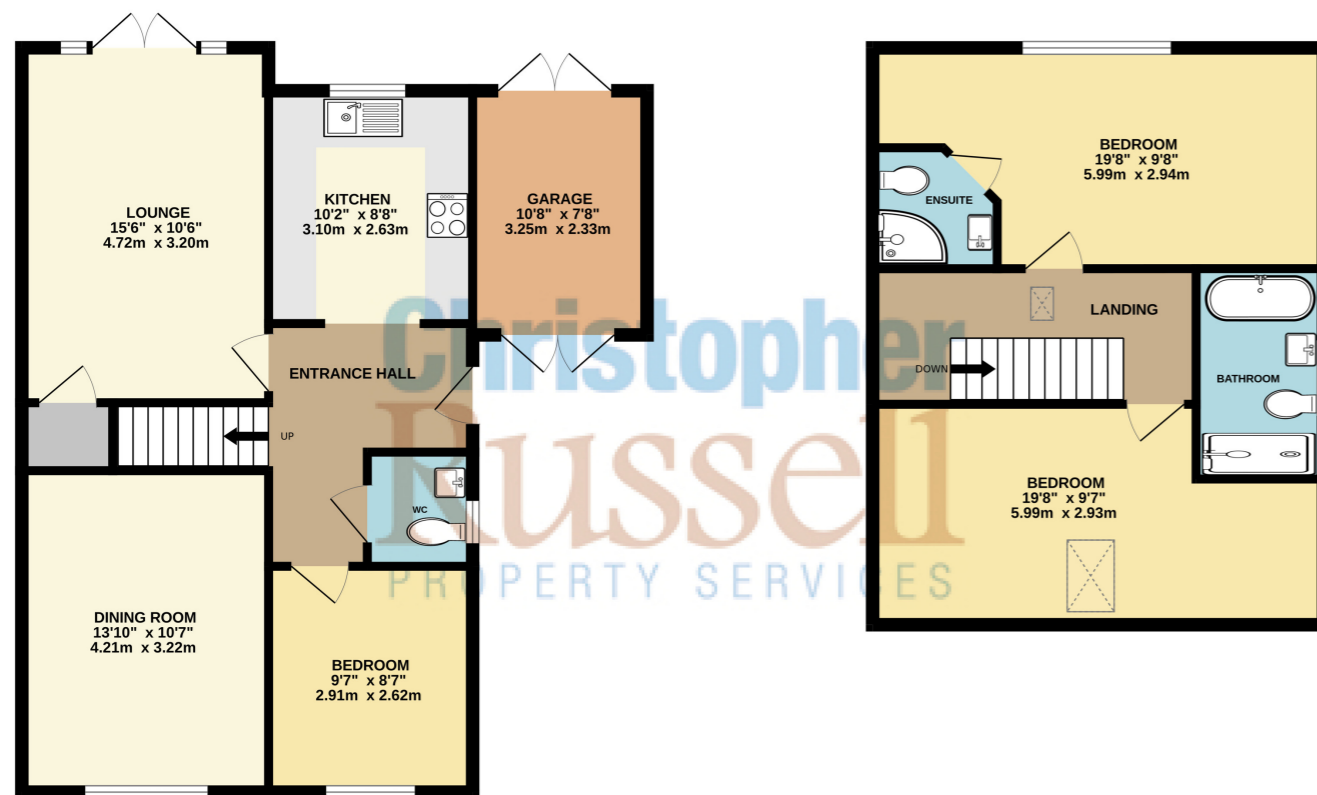
There is an attached garage to the side.

Council Tax Band F.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England, Scotland & Wales