



Guide Price From £290,000 Bexley Road, London, SE9 2PP

**Christopher
Russell**
PROPERTY SERVICES



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Guide Price From £290,000 to £300,000.

Larger than average two double bedroom first floor purpose built maisonette situated in the corner of a small cul de sac with larger than average rear and side gardens.

Conveniently located for local shopping and transport facilities this spacious maisonette is presented in good decorative condition and comprises; lounge/diner, two double bedrooms, bathroom that has just been refurbished and a kitchen with a range of modern fitted units.

Offered with NO ONWARD CHAIN the property features gas central heating and double glazing and a very good sized integrated garage.

Outside the side and rear garden features a patio and lawn and off street parking for several cars.

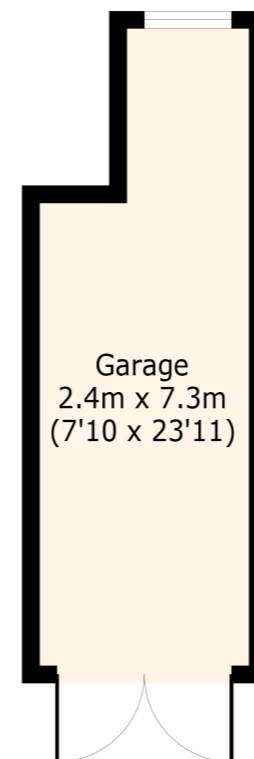
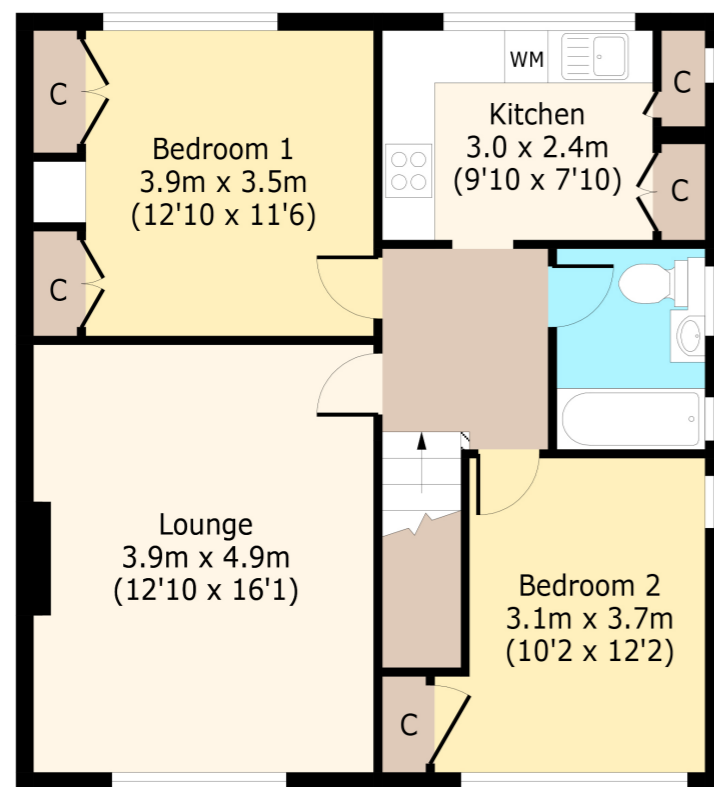


Ground Floor

Approx. 5.0 sq. meters
(54 sq. feet)

First Floor

Approx. 65.5 sq. meters
(705 sq. feet)



Total area: approx. 70.5 sq. meters (759 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			