



Offers in Region of £450,000  
Penhill Road, Bexley, Kent, DA5 3EL

**Christopher  
Russell**  
PROPERTY SERVICES



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Christopher Russell Property Services

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Three bedroom semi detached house presented in excellent decorative condition which offers great potential to extend to the rear and side elevations.

Situated in a convenient location for Albany Park and Sidcup train stations, local shopping and transport facilities and excellent Primary Schools.


The accommodation comprises, hall, lounge, kitchen/diner and bathroom on the ground floor with three bedrooms and a WC with basin on the first floor.

Outside there is a good sized driveway that features parking for two cars.

There is access to the side to the rear garden which extends to approximately 80ft.

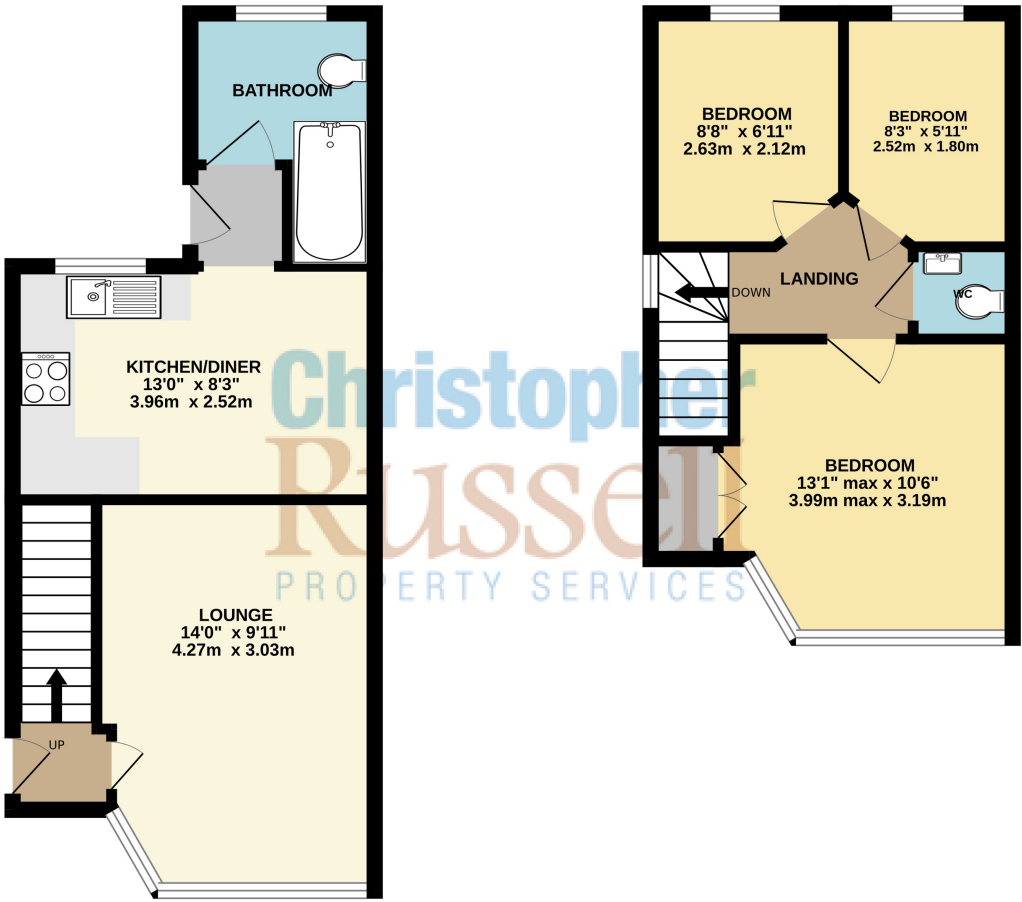
Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>89</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>64</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		<b>G</b>
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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