



£650,000
Oaklands Close, Bexleyheath, Kent,
DA6 7AP

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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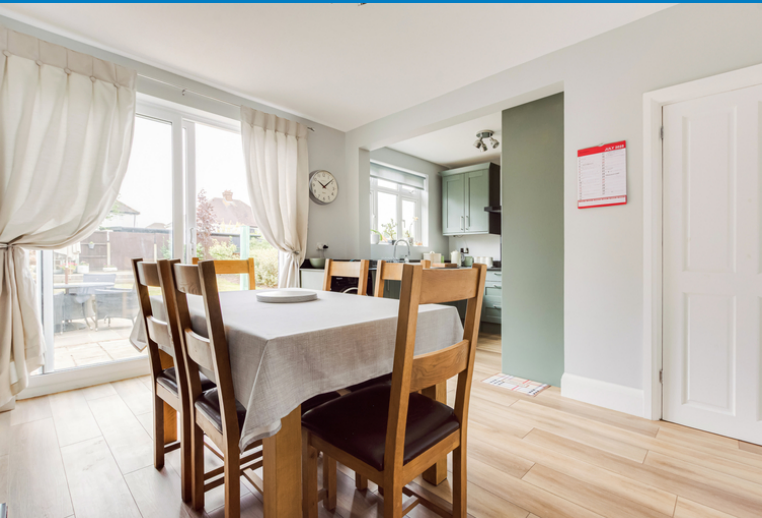
Well presented three-bedroom semi-detached house situated in a popular location under a mile to Bexleyheath train station and walking distance of Primary and Secondary Schools including Upton Primary and Townley Grammar.

Positioned in a quiet cul de sac within easy reach of Bexleyheath Broadway Shopping Centre the property comprises; entrance hall, good-sized lounge, downstairs WC and an open-plan modern fitted kitchen and dining room on the ground floor with three bedrooms and a family bathroom on the first floor.

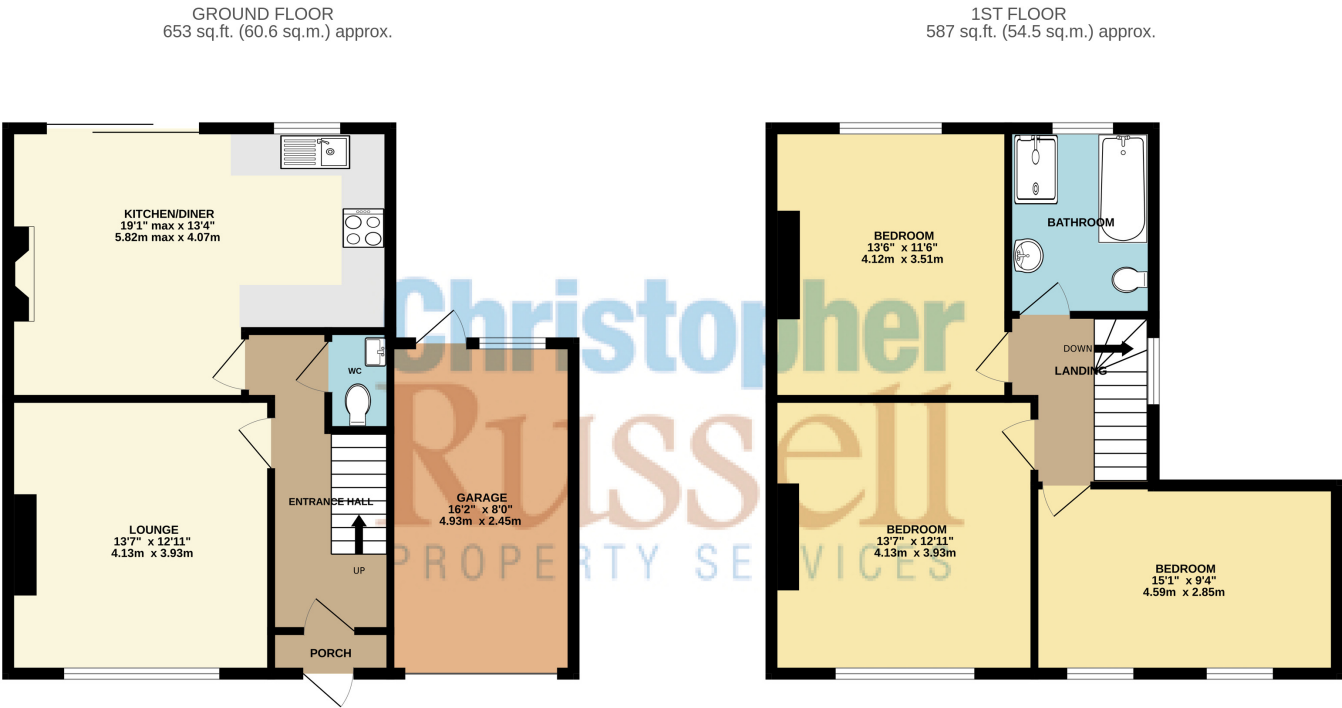
The rear garden features a well-maintained patio area, wooden-built summer house and is mainly laid to lawn.

To the side there is access to a garage.

Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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