

Offers Over £485,000
Oakley Park, Bexley, Kent, DA5 3EQ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Three/Four bedroom semi detached chalet bungalow situated in a quiet sought after, yet very convenient location for Sidcup and Albany Park train Stations, Hurst Primary and Chislehurst and Sidcup Grammar Schools.

Positioned on a corner plot that offers a great opportunity to extend or to build an annex type of arrangement on the side STPP.

Offered with no onward chain this extended home now comprises; entrance hall, spacious extended lounge, separate dining room which leads into a kitchen, two bedrooms and a bathroom. On the first floor there is a landing leading to a double bedroom with an en suite dressing room or another bedroom/games room.

In need of redecoration and some updating, which has already been reflected in the asking price the property does feature gas central heating and double glazing.

Outside there is off street parkin and a detached garage, front and rear and side gardens.

Council Tax Band E.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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 is given 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+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	