



Guide Price £650,000

**Martin Dene, Bexleyheath, Kent, DA6
8NA**

**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.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £650,000 to £675,000.

A larger than average four bedroom semi detached house in a sought-after road, a short walk from Townley Grammar School and Upton Primary School. Bexleyheath Broadway is close by with its large range of shops and restaurants and the Superloop bus stop with its direct service to The Elizabeth Line is just over five minutes' walk away.

The property comprises to the ground floor, entrance hall with original wood flooring, good sized lounge, dining room with French doors overlooking the South facing garden, large kitchen and cloakroom.

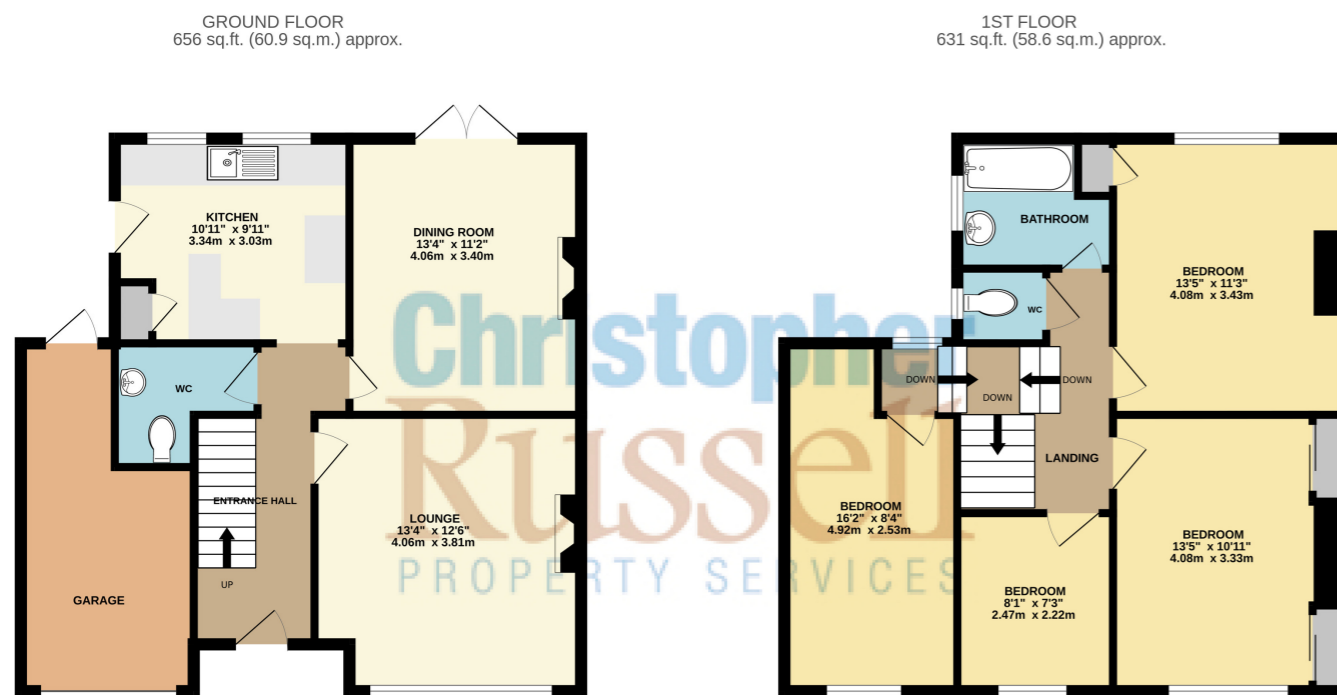
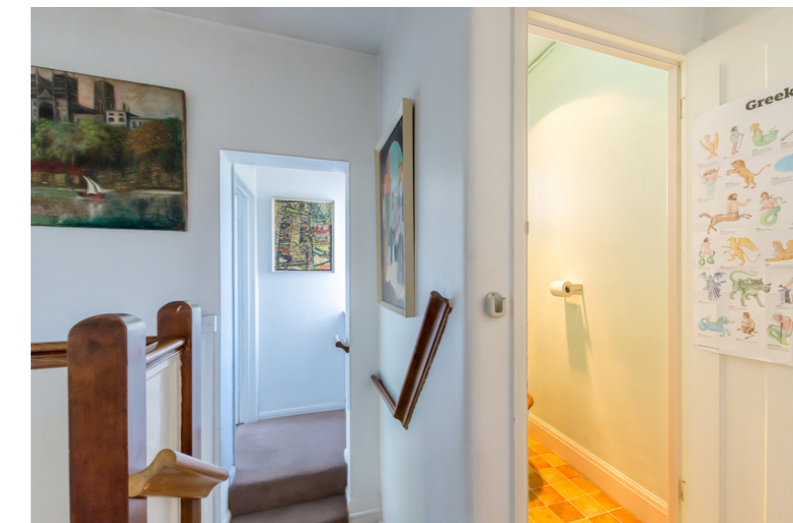
To the first floor are four good sized bedrooms and the family bathroom.

The property has been maintained but the new owner will want to modernise some rooms in the house.

Outside to the front is off street parking and access to the garage as well as flowerbeds.

The rear garden is laid to lawn with mature plant and shrub borders.

Council Tax Band F.



TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	