



**Guide Price £525,000**  
**Montpelier Avenue, Bexley, Kent, DA5**  
**3AL**

**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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Guide Price £525,000 to £550,000

Three bedroom semi detached bungalow situated in a very convenient location with easy access to local shops and a short walk to local transport facilities, Albany Park Train Station and Hurst Primary School.

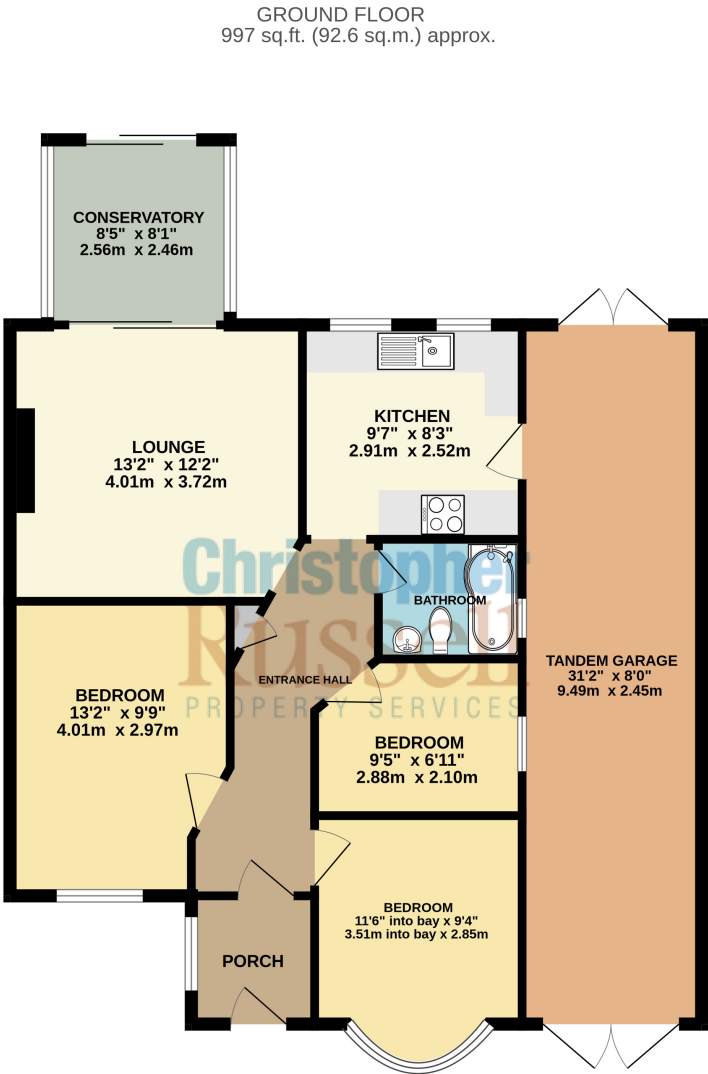
Modernised and presented in good decorative condition the property offers versatile accommodation and also the potential to extend into the loft space, rear and side elevations.

The accommodation comprises; entrance hall, lounge, kitchen, three bedrooms and a bathroom. There is a lean to conservatory off the lounge and a garage to the side which lends itself to a large storage area as it is accessed from the kitchen and also has great potential to be extended on the side.

The property features a modern fitted kitchen, modern bathroom suite, gas central heating and double glazing.

There is off street parking for two cars on the front driveway and a level rear garden which is very secluded extending approximately 90ft.

Council Tax Band D.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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.  
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	60	85		
A				
(81-91)				
B				
(69-80)				
C	60	85		
(55-68)				
D				
(39-54)				
E				
(21-38)	60	85		
F				
(1-20)	60	85		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				