



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

Christopher
Russell
PROPERTY SERVICES



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

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.

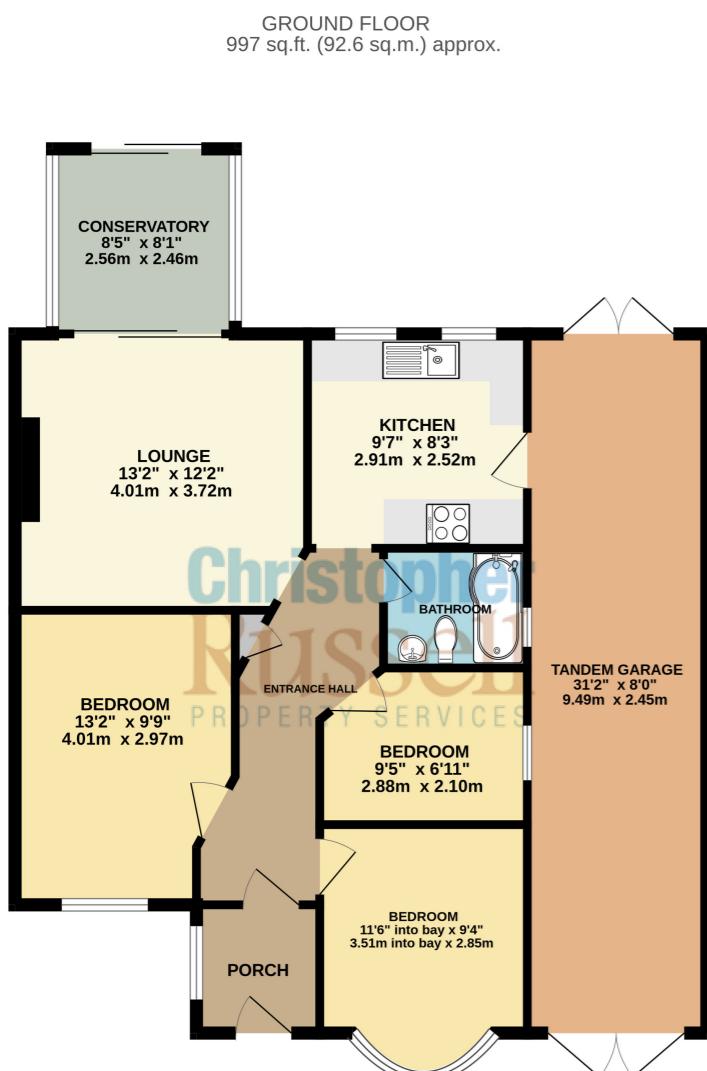
Modernised and presented in good decorative condition the property offers versatile accommodation and also the potential to extend into the loft space, rear and side elevations.

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.



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. 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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			