



Offers in Excess of £650,000  
Lodge Lane, Bexley, Kent, DA5 1DP

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

Extended five bedroom A type semi detached chalet style property presented in good decorative condition throughout located approximately a mile from Bexleyheath train station and walking distance from Townley girls, Beths Boys and Bexley Grammar Schools.

Downstairs the property comprises a bedroom/study room, shower room, an open planned through lounge/diner, and a kitchen/breakfast room leading to a conservatory.

Upstairs there are four double bedrooms and a family bathroom.

Externally, the property benefits from a double garage to the side with off-street parking in front, along with easy-to-maintain rear and front gardens.

The property has gas central heating and is double glazed throughout.

Council Tax Band E.

Agents Note: Material Information is available online as brochure 2 below.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		68
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			