



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.



TOTAL FLOOR AREA: 1427 sq.ft. (132.5 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		