



Offers Over £350,000 Freehold



Charlotte Close, South Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented mid-terraced house, situated in a popular cul-de-sac close to schools, amenities, and transportation links. This spacious property comprises 2 bedrooms, large living room/dining room, fitted kitchen, and upstairs family bathroom.

Further benefits include double glazing, allocated parking, and 30ft (approx) rear garden. Total Internal Area approx: 694.70 sq ft (64.54 sq m). EPC D63

FEATURES

- Mid-terraced house
- 2 bedrooms
- Large living room / dining room
- Fitted kitchen
- Upstairs family bathroom
- Allocated parking
- 30ft (approx) rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, ceiling coving, radiator, downstairs cupboards.

Living Room

4.81m x 3.95m (15' 9" x 13' 0") Laminate flooring, ceiling coving, radiator, double glazed windows, double glazed french doors.

Kitchen

3.26m x 2.08m (10' 8" x 6' 10") Vinyl flooring, ceiling coving; range of wood wall and base units with marble-effect worktops and tiled splashback; ceramic sink and drainer unit; fitted electric hob, extractor hood, fitted oven; double glazed windows with venetian blinds; space and connections for fridge/freezer; space and connections for washing machine.

FIRST FLOOR

Landing

Carpeted, ceiling coving, cupboard housing water tank; access to boarded and insulated loft with light.

Bedroom

3.46m x 3.15m (11' 4" x 10' 4") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows with venetian blinds.

Bedroom

3.97m x 2.62m (13' 0" x 8' 7") Carpeted, ceiling coving, fitted wardrobe, double glazed windows with venetian blinds.

Family Bathroom

1.91m x 1.89m (6' 3" x 6' 2") Laminate flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c; 2 wall-mounted vanity units; heated towel-rail, extractor fan.

EXTERNAL

Rear Garden

Approximately 30ft; patio, lawn, water butt.

Allocated Parking

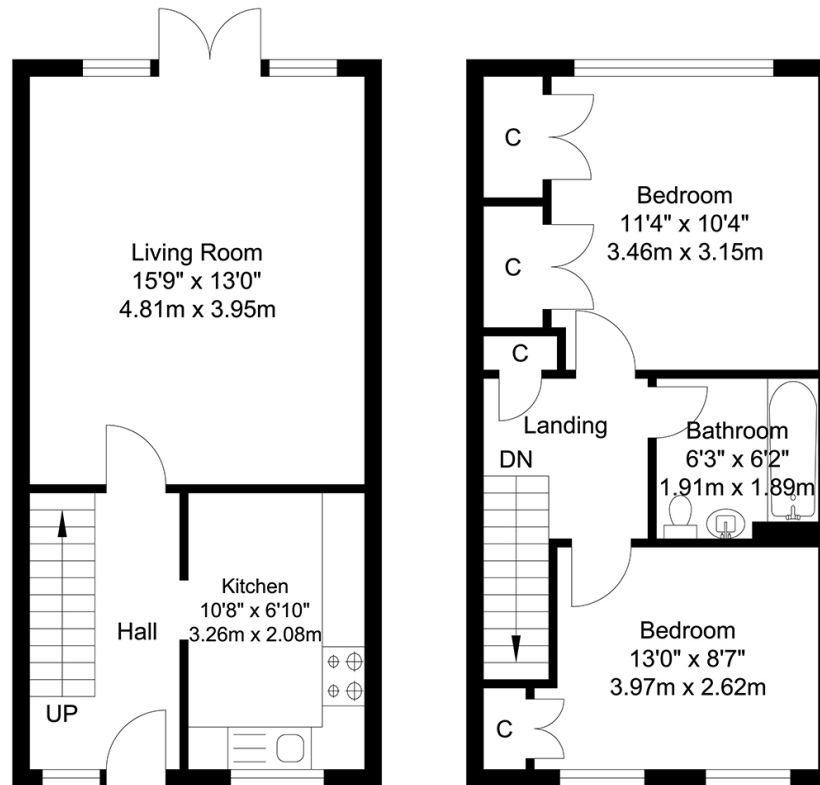
Parking for one car.

Information:

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.8 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 3.2 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.6 miles (approx) to Danson Park and Lake
- 0.7 miles (approx) to Crook Log Leisure Centre and Swimming Pool
- 0.7 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
347.35 SQ.FT.
(32.27 SQ.M.)



First Floor
Approximate Floor Area
347.35 SQ.FT.
(32.27 SQ.M.)

TOTAL APPROX FLOOR AREA 694.70 SQ.FT. (64.54 SQ. M.)

For Identification Purposes Only.

