



Offers in excess of £290,000
Hawthorn Road, Bexleyheath, Kent,
DA6 7AF

**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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Christopher Russell Property Services

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Ground floor two double bedroom purpose built maisonette with direct access to your own rear garden.

Presented in excellent decorative condition the property comprises, long entrance hall, lounge/diner, kitchen, bathroom and two double bedrooms.

Situated in a cul de sac, the property is a short walk to Bexleyheath train station and close to a range of amenities, shops and supermarkets with Townley Grammar School, St Columba's Catholic Boys School and Foster's Primary School all close by.

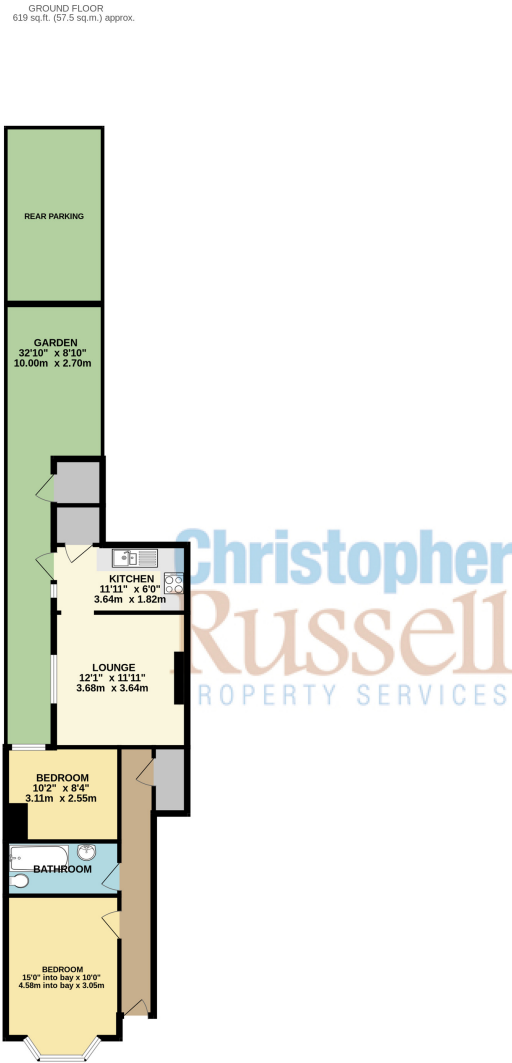
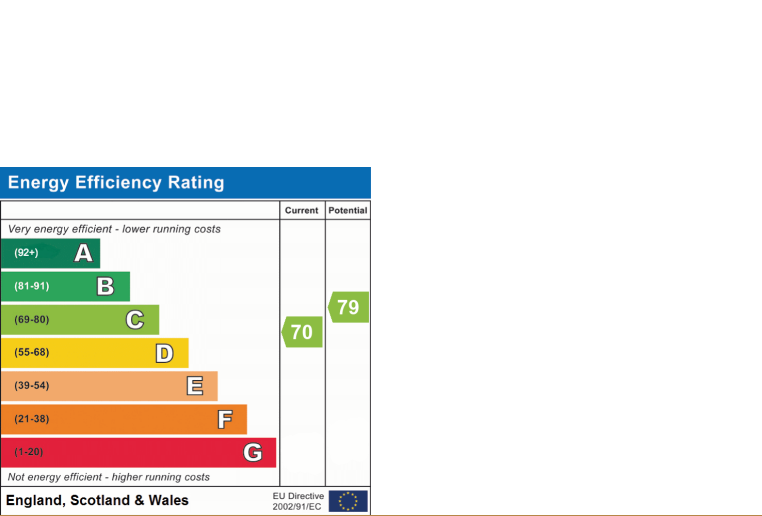
The property features a good lease of 99 years however the owner depending on the final sale price is offering an extended lease to 125 years.

The property features a modern fitted kitchen, modern bathroom suite, gas central heating, double glazing, window shutters where fitted and off street parking to the rear of the property.

Lease: Currently 99 years.

Ground Rent: £100 per annum.

Council Tax Band B.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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+)	70	79		
A				
(81-91)				
B				
(69-80)				
C				
(55-48)	70	79		
D				
(39-54)				
E	70	79		
(21-38)				
F				
(1-20)	70	79		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				