



Guide Price £650,000

Steynton Avenue, Bexley, Kent, DA5

3HG

**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

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £650,000 to £675,000.

Extended four bedroom, two bathroom semi detached house situated in an extremely convenient location for Albany Park train station with its excellent rail service to London and excellent shopping facilities.

Within a short walk of Hurst Primary and Old Bexley Primary and Chislehurst and Sidcup Grammar School, this very well presented family home comprises; entrance hall, sitting room, extended lounge/diner, extended kitchen/breakfast room on the ground floor with a large integrated garage, which could be converted into additional accommodation. On the first floor are four bedrooms, an ensuite shower room and a separate family bathroom.

Presented in good decorative condition the property features gas ventral heating, double glazing, modern fitted kitchen, bathroom and ensuite shower room.

Outside there is a secluded and exceptionally well maintained rear garden that features a large patio, lawn and garden shed.

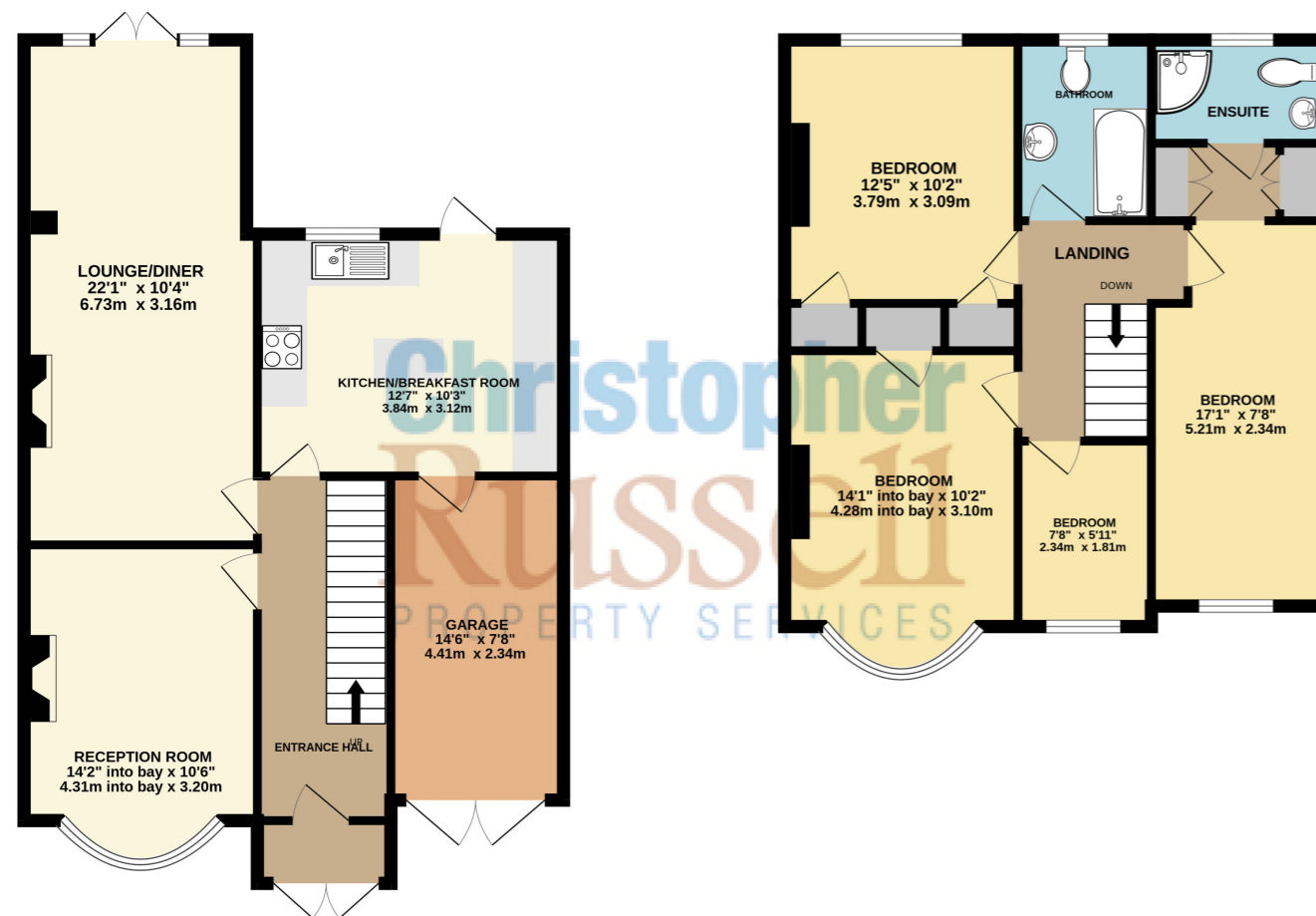
There is off street parking on the front driveway for two cars.

Council Tax Band D.



GROUND FLOOR
722 sq.ft. (67.0 sq.m.) approx.

1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.8 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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			