



£330,000 Leasehold



Harding Road, Bexleyheath, Kent DA7 4PS



PROPERTY DESCRIPTION

GUIDE PRICE £330,000 - £350,000 • RE/MAX SELECT are delighted to offer for sale this well presented ground floor maisonette close to amenities and transportation links, including Bexleyheath Station. This spacious property comprises 2 double bedrooms, large living room, fitted kitchen, fitted bathroom, front driveway, and 50ft (approx) rear garden. Further benefits include gas central heating and double glazing.

Total Internal Area approx: 631.73 sq ft (58.69 sq m). EPC Rating D58

FEATURES

- Ground floor maisonette
- 2 double bedrooms
- Living room
- Fitted kitchen
- Fitted bathroom
- 50ft (approx) rear garden
- Off street parking for 2 cars
- Double glazing & gas central heating
- Close to Bexleyheath station





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Carpeted, ceiling coving, 2 storage cupboards, radiator.

Living Room

4.29m x 4.08m (14' 1" x 13' 5") Carpeted, ceiling coving, radiator, gas fireplace, double glazed windows.

Kitchen

2.67m x 2.36m (8' 9" x 7' 9") Vinyl flooring; range of wood wall and base units with granite-effect worktops; stainless steel sink and drainer unit; fitted gas hob, extractor hood; fitted oven and grill; integrated fridge/freezer, integrated washing machine; cupboard housing combination boiler; radiator, double glazed windows.

Bedroom

4.00m x 3.29m (13' 1" x 10' 10") Carpeted, ceiling coving, fitted wardrobes, double glazed windows.

Bedroom

3.04m x 2.87m (10' 0" x 9' 5") Carpeted, ceiling coving, radiator, double glazed windows.

Shower Room

2.36m x 1.78m (7' 9" x 5' 10") Vinyl flooring, tiled walls; walk-in shower enclosure; vanity cupboard with wash-hand basin; w/c, radiator; cupboard with additional radiator; double glazed windows.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

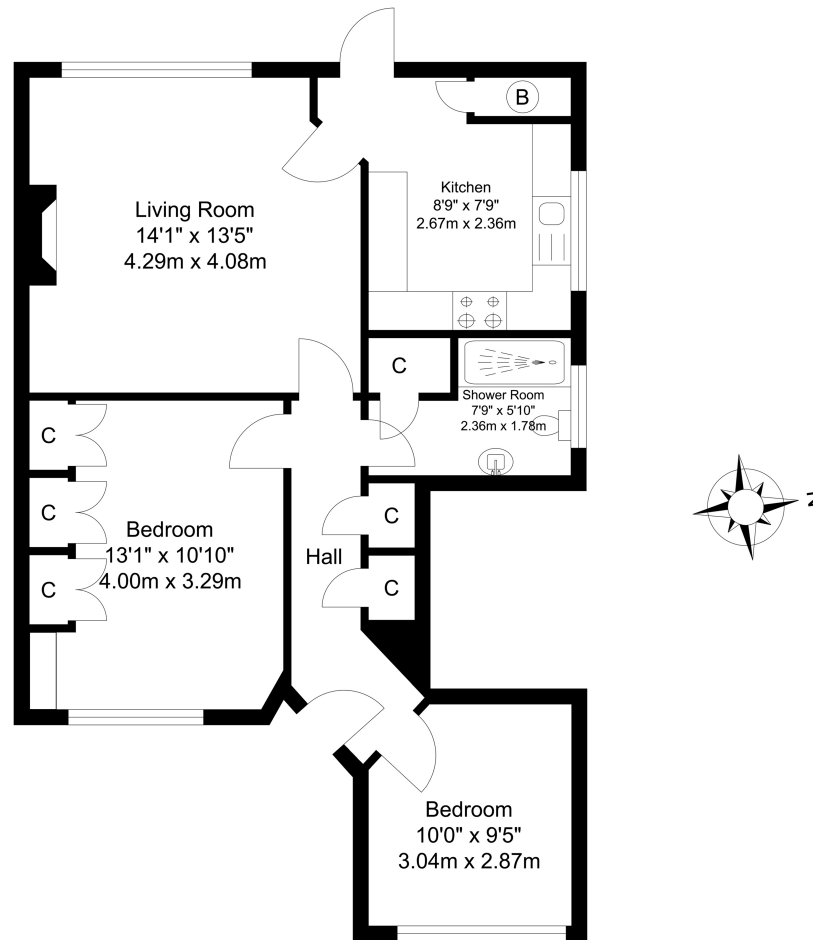
Approximately 50ft; lawn; mature trees, bushes and shrubs; outdoor tap; shed.

Information:

- Lease: 926 years remaining
- Ground Rent: £7.00 per annum
- Close to sought-after schools incl 4 grammar schools
- 0.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (one-stop access via SuperLoop express bus service)
- Easy access to A2 / M25
- 0.7 miles (approx) to Danson Park & Lake
- 0.7 miles (approx) to Broadway shopping centre
- Council Tax: Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

FLOORPLAN



TOTAL APPROX FLOOR AREA 631.73 SQ. FT / 58.69 SQ. M
For Identification Purposes Only.