



£385,000

Sunland Avenue, Bexleyheath, Kent,
DA6 8LP

**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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Guide Price £385,000 - £400,000.

Extended two bedroom terrace house presented in excellent decorative condition, 0.8 miles from Bexleyheath train station.

Situated in a popular location the property has been exceptionally well maintained and modernised to feature a recently installed fitted kitchen.

The accommodation comprises on the ground floor, lounge, kitchen with double doors to a dining room with patio doors leading to the rear garden. On the first floor are two bedrooms and a bathroom.

The property additionally features double glazing, gas central heating, modern bathroom with a shower over bath.

Outside there is off street parking on the front driveway and a rear garden extending approximately 60ft laid to lawn with a decked area. There is a detached garage that is accessed from a rear service road. The garage has power and internally there has been a partition wall installed to create what the sellers are currently using as a outdoor room and part gym.

Council Tax Band C.

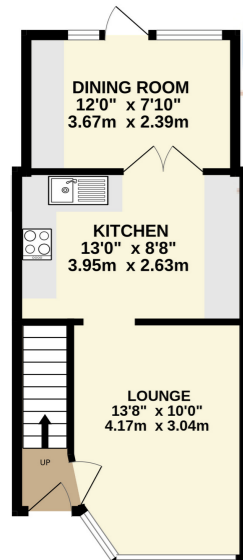
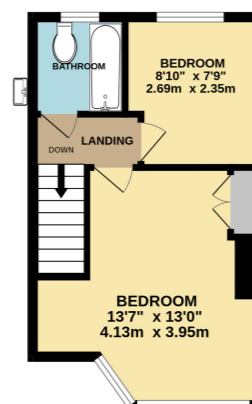
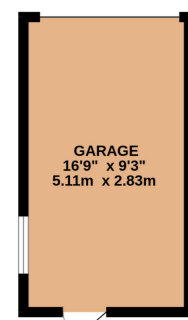
Agents Notes: We understand that the ground floor extension is of a single skin construction so does not conform to current building regulations.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA : 810 sq.ft. (75.3 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		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			