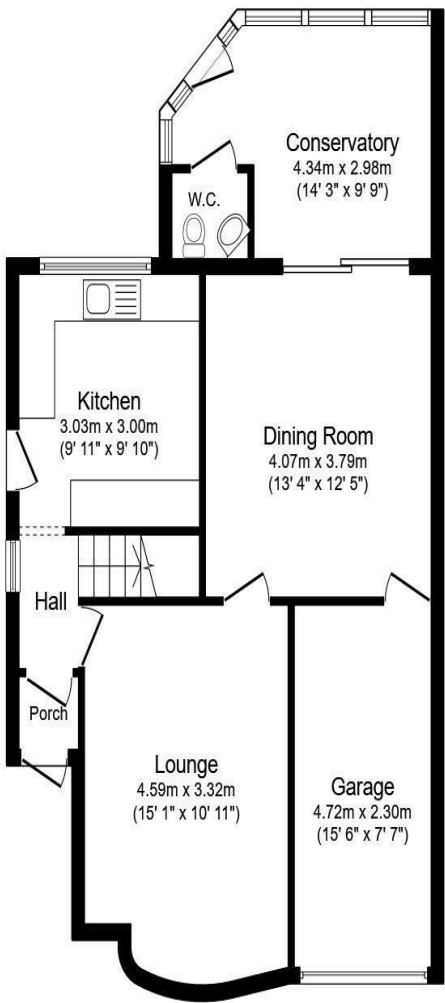
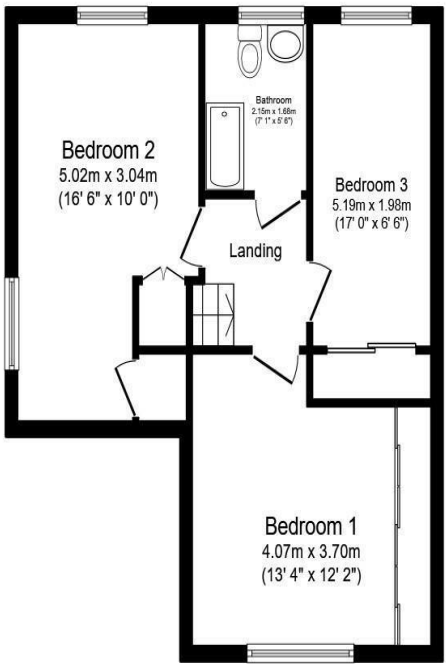




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		51 E	62 B



Ground Floor



First Floor



Outbuilding

Total floor area 132.1 sq.m. (1,422 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

Well-presented three double bedroom semi-detached house, located conveniently for many popular local schools including grammar schools, Danson Park, local shops and all transport links. An ideal family home, accommodation comprises of entrance porch, entrance hall, two reception rooms, ground floor wc, fitted kitchen and a conservatory. To the first floor there are three bedrooms and a modern bathroom. Additional benefits to note include triple glazing, gas central heating, outbuilding currently being used as a bar / entertaining room, off street parking, integral garage, alarm and front and rear gardens. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: E

