



## Townley Road, Bexleyheath, DA6 7HN

- For Sale With No Onward Chain
- Extended
- New Boiler Fitted in 2022
- Central Location in Bexleyheath
- Fantastic Garden
- 4 Bedrooms & 2 Bathrooms
- Great Scope for Remodelling
- Gas Central Heating & Double Glazing
- Potential For Loft Conversion (Subject to Planning Consent)

**Asking Price £600,000**



# Townley Road, Bexleyheath, DA6 7HN Asking Price £600,000



Hunters offer for sale this extended 4-bedroom semi-detached house, located centrally in Bexleyheath, that has been in the same ownership for over 40 years. The property features a driveway which provides side access to a generous rear garden.

Residents of Townley Road have easy access to Bexleyheath's Broadway Shopping Centre & surrounding shops, schools & amenities. Bexleyheath Station is also approximately  $\frac{3}{4}$  of a mile from the property. This spacious property provides a great blank canvas as it stands or could be remodelled to suit a growing family to enjoy.



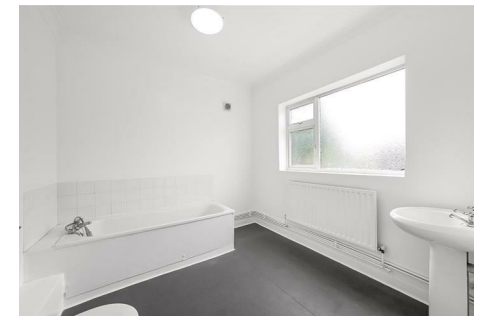
The London Borough of Bexley is well known for its four highly sought after Grammar Schools and this property is located less than 2 miles from each of them, with Townley Grammar School being a mere 400 metres from the house.

The ground floor accommodation comprises of an entrance hallway leading to a through lounge & a separate modern fitted kitchen which leads to a small lobby which provides access to the side of the house. The extension to the ground floor was designed with a wheelchair user in mind and is made up of a spacious bathroom & a ground floor bedroom overlooking the rear garden. There was also ramp access to the rear garden which we feel could be restored with some adaptations to the decking in the garden.



The first-floor accommodation comprises of a bright landing, three bedrooms & a family bathroom. Subject to obtaining the relevant planning consents, we feel that the loft could be well suited to conversion into habitable space.

The rear garden is approximately 86ft x 28ft wide and provides a great space for outdoor entertaining.

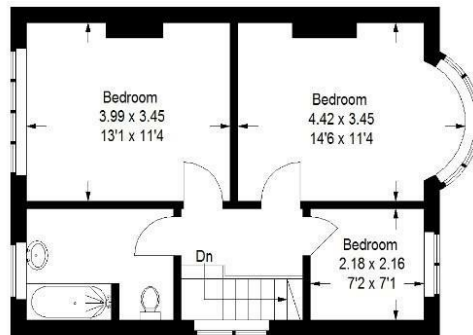


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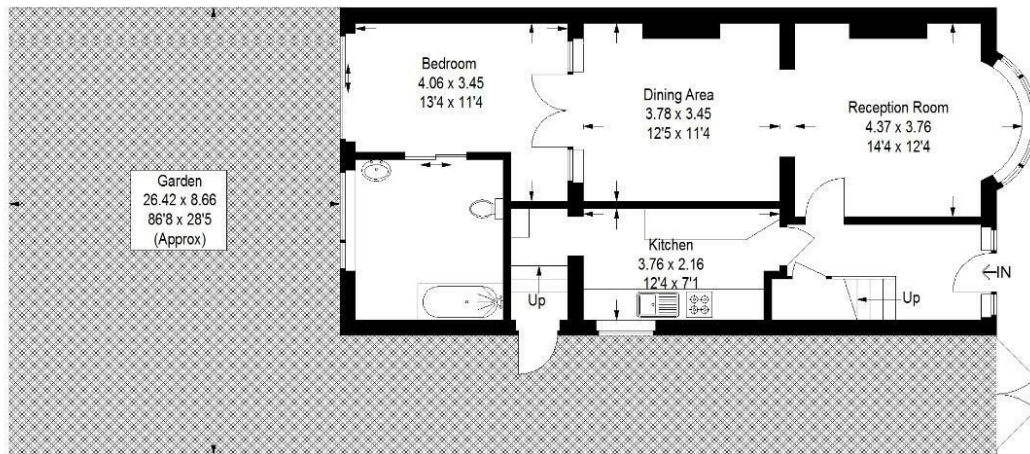


# Townley Road, DA6

Approximate Gross Internal Area  
117.3 sq m / 1263 sq ft



First Floor

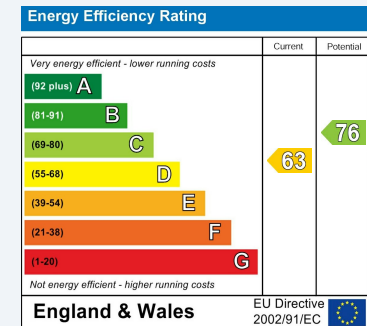


Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1130756)

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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