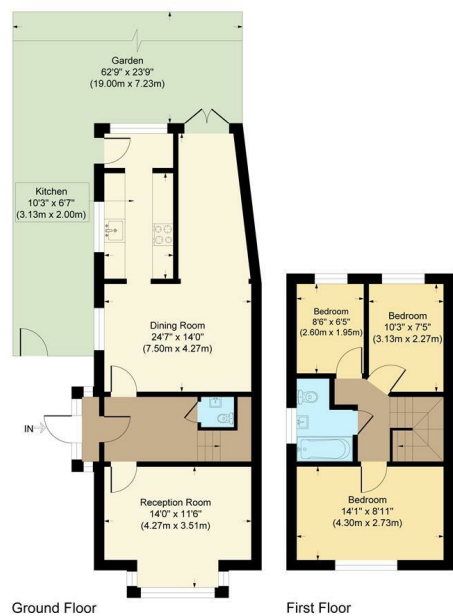


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Upton Road

Approximate Gross Internal Area
 Ground Floor = 54.8 sq m / 591 sq ft
 First Floor = 34.2 sq m / 368 sq ft
 Total = 89.1 sq m / 959 sq ft

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.

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UPTON ROAD
BEXLEYHEATH DA6 8LN

Offers over £550,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Situated in the prestigious south side of Bexleyheath, this exquisite 3-bedroom detached house presents an extraordinary opportunity for discerning buyers. Boasting close proximity to the renowned Upton Primary School and Townley Grammar School for Girls, educational excellence is assured.

As you approach, a spacious driveway beckons, offering ample parking and enhancing convenience. Inside, two reception rooms provide versatile living spaces, ideal for relaxation and entertaining.

Upstairs, a well-appointed bathroom awaits, ensuring comfort and convenience for the entire family. Adding to the appeal, a coveted downstairs WC provides added convenience for daily living.

Convenience is paramount, with Bexleyheath's vibrant shops, bars, and restaurants just a leisurely stroll away. Bexleyheath train station, the nearest transportation hub, offers easy access to London and beyond, perfect for commuters.

Moreover, the property benefits from planning permission already granted by Bexley Council, allowing for further extension, providing an exceptional opportunity to tailor the home to your exact specifications.

Don't miss the chance to make this extraordinary residence your own. Contact us today to arrange a viewing and discover the limitless potential of this remarkable detached home.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

UPTON ROAD

BEXLEYHEATH DA6 8LN

- 3 BEDROOM DETACHED
- SOUGHT AFTER SOUTH SIDE BEXLEYHEATH
- CLOSE TO UPTON PRIMARY SCHOOL/TOWNLEY GRAMMAR SECONDARY
- LARGE DRIVEWAY TO THE FRONT
- WALKING DISTANCE TO BEXLEYHEATH SHOPS/BARS/RESTAURANTS
- BEXLEYHEATH TRAIN STATION NEARBY
- PLANNING PERMISSION GRANTED TO EXTEND THE HOUSE (STILL REMAINING A 3 BED)
- EPC - TBC
- 959 SQ FT
- COUNCIL TAX BAND E

