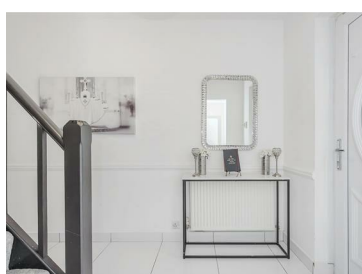


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	76
		EU Directive 2002/91/EC	



### Coniston Close

Approximate Gross Internal Area  
 Ground Floor = 79.2 sq m / 853 sq ft  
 First Floor = 54.3 sq m / 584 sq ft  
 Total = 133.5 sq m / 1437 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.



CONISTON CLOSE  
 BEXLEYHEATH DA7 6PZ  
 Guide price £600,000



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.





Nestled within a tranquil and highly sought-after cul-de-sac, this captivating 4-bedroom semi-detached house promises the perfect blend of serenity and convenience. Situated in close proximity to Barnehurst Infant/Junior School, it offers an ideal setting for families seeking educational excellence.

As you step inside, you're greeted by a stylish interior adorned with chic decor throughout, creating an ambiance of sophistication and comfort. The ground floor features a convenient downstairs bathroom, while an upstairs shower room ensures practicality for the whole family.

Adding to the allure, a delightful conservatory at the rear beckons, providing a peaceful retreat to unwind and enjoy the surrounding greenery. Outside, a driveway to the front offers hassle-free parking, while the nearby Barnehurst station ensures easy access to transportation links.

This residence is perfectly suited for those seeking a quiet lifestyle without sacrificing convenience. With its proximity to all amenities and schools, it presents an idyllic opportunity to embrace a harmonious balance of modern living in a serene environment.

Don't miss the chance to make this exquisite property your own. Contact us today to arrange a viewing and discover the unmatched charm of this semi-detached sanctuary.

**4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS**

## CONISTON CLOSE

BEXLEYHEATH DA7 6PZ

- 4 BEDROOM SEMI DETACHED
- QUIET CUL DE SAC
- DOWNSTAIRS BATHROOM/UPSTAIRS SHOWER ROOM
- CONSERVATORY TO THE REAR
- CLOSE TO BARNEHURST INFANT/JUNIOR SCHOOL
- BARNEHURST TRAIN STATION CLOSE BY
- EPC- D
- COUNCIL TAX BAND F
- 1437 SQ FT

