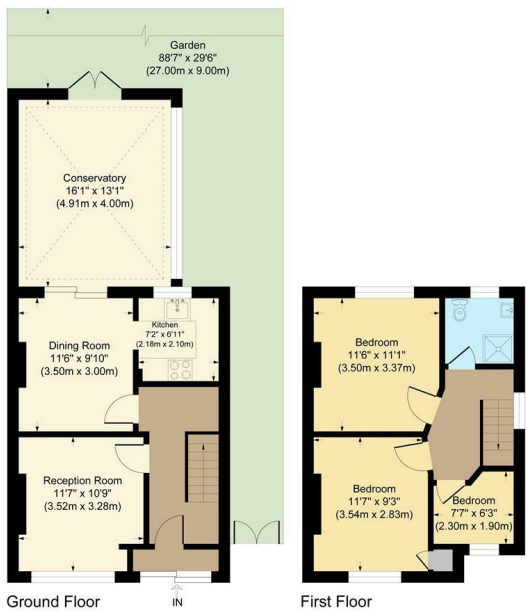


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not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



Watling Street

Approximate Gross Internal Area
 Ground Floor = 58.4 sq m / 629 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Total = 94.8 sq m / 1021 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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WATLING STREET
 BEXLEYHEATH DA6 7QH

Offers over £475,000



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.





Welcome to a splendid abode nestled along the prestigious Watling Street in Bexleyheath, where convenience meets comfort in a delightful blend. This charming 3-bedroom semi-detached residence offers an idyllic setting for families seeking both practicality and style.

Boasting excellent bus links to both Bluewater and London, commuting couldn't be easier, ensuring you're well-connected to city life and retail therapy alike.

Step inside to discover a spacious conservatory to the rear, serving as the perfect social hub for gatherings and relaxation. The kitchen/diner is ideal for culinary adventures and family meals, offering a welcoming atmosphere for everyday living.

Upstairs, a well-appointed shower room awaits, ensuring convenience for the whole family. With ample space to extend, subject to planning permission, this home provides endless possibilities for customization to suit your needs.

Immaculately maintained throughout, the property exudes a sense of warmth and comfort, ready for you to make it your own. With parking for three cars and proximity to esteemed local schools such as St. Catherine's Secondary School and St. Joseph's Primary, educational excellence is within reach.

Don't miss the chance to experience exceptional living on Watling Street. Contact us today to arrange a viewing and discover the endless possibilities that await in this wonderful semi-detached haven.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

WATLING STREET

BEXLEYHEATH DA6 7QH

- 3 BEDROOM SEMI DETACHED HOUSE
- HUGE POTENTIAL TO EXTEND (STPP_
- GREAT BUS LINKS TO BLUEWATER AND LONDON
- CLOSE TO REPUTABLE PRIMARY AND SECONDARY SCHOOLS
- BEAUTIFUL CONDITON THROUGHOUT
- 88 FT REAR GARDEN
- EPC- TBC
- 1021 SQ FT
- COUNCIL TAX BAND

