

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	



PARKSIDE AVENUE
 BEXLEYHEATH DA7 6NH
 Offers over £340,000



Parkside Avenue

Approximate Gross Internal Area
 Ground Floor = 42.0 sq m / 452 sq ft
 First Floor = 26.0 sq m / 280 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 81.4 sq m / 876 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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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 in the prestigious Parkside Avenue, this delightful 2-bedroom terraced house offers a serene retreat in a highly sought-after locale. Perfectly positioned near Barnehurst Station, commuting is a breeze, ensuring effortless connectivity to the heart of the city and beyond.

Step inside to discover a well-appointed home that exudes warmth and character at every turn. The property boasts an upstairs bathroom and a convenient downstairs WC, catering to the needs of modern living.

A charming conservatory to the rear provides a tranquil space to unwind and enjoy the surrounding greenery, while parking on the front and a garage to the rear offer ample space for your vehicles and storage needs.

Ideal for first-time buyers seeking a cozy abode to call their own, or savvy investors looking for a lucrative buy-to-let opportunity, this property ticks all the boxes. With an estimated monthly rental income of approximately £1,500, it promises excellent returns in the thriving rental market.

Immaculately maintained throughout, this home is ready to welcome its new owners with open arms. Don't miss out on the chance to make Parkside Avenue your new address. Contact us today to arrange a viewing and experience the epitome of comfort and convenience in this lovely terraced residence.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PARKSIDE AVENUE

BEXLEYHEATH DA7 6NH

- 2 BEDROOM TERRACED HOUSE
- CONSERVATORY TO THE REAR
- DOWNSTAIRS WC AND UPSTAIRS BATHROOM
- CLOSE TO BARNEHURST TRAIN STATION
- SUPERB FIRST TIME PURCHASE OR BUY TO LET
- DRIVEWAY TO THE FRONT AND GARAGE TO THE REAR
- COUNCIL TAX BAND C
- EPC- TBC
- 876 SQ FT

