

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	



### Rye Close

Approximate Gross Internal Area  
 Ground Floor = 96.1 sq m / 1035 sq ft  
 First Floor = 46.8 sq m / 504 sq ft  
 Total = 142.9 sq m / 1539 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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RYE CLOSE

BEXLEY DA5 1PX

Guide price £550,000



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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 a tranquil cul-de-sac on the borders of Bexley and Bexleyheath, this exceptional 3-bedroom semi-detached residence offers the perfect blend of convenience and serenity. With easy access to the A2, commuting is effortless, while proximity to Bexleyheath Shopping Mall, restaurants, and bars ensures a lifestyle of convenience and vibrancy.

Step inside to discover a home that epitomizes modern elegance, boasting stunning interiors that are sure to captivate at every turn. The heart of the home lies in the beautiful kitchen diner, adorned with bi-folding doors that flood the space with natural light and seamlessly blend indoor and outdoor living.

Convenience meets style with the addition of a downstairs WC and utility area, catering to the needs of modern living. Upstairs, the property offers generously sized bedrooms, providing ample space for rest and relaxation.

Outside, the allure continues with an inviting garden featuring artificial grass, perfect for low-maintenance outdoor enjoyment. Parking is a breeze with space for two cars, ensuring convenience for you and your guests.

From the chic lounge to the meticulously maintained interiors, every aspect of this home exudes a sense of sophistication and charm. Don't miss the opportunity to make this captivating cul-de-sac residence your own. Contact us today to arrange a viewing and embark on a journey towards refined living in Bexley.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## RYE CLOSE

BEXLEY DA5 1PX

- 3 BED SEMI DETACHED
- EXTENDED TO REAR
- DOWNSTAIRS WC/UTILITY AREA/STUDY
- STUNNING CONDITION THROUGHOUT
- BORDERS OF BEXLEY/BEXLEYHEATH IN A CUL DE SAC
- PARKING FOR 2 CARS
- GREAT ACCESS TO A2 AND M25
- EPC-
- 1539 SQ FT
- COUNCIL TAX BAND D

