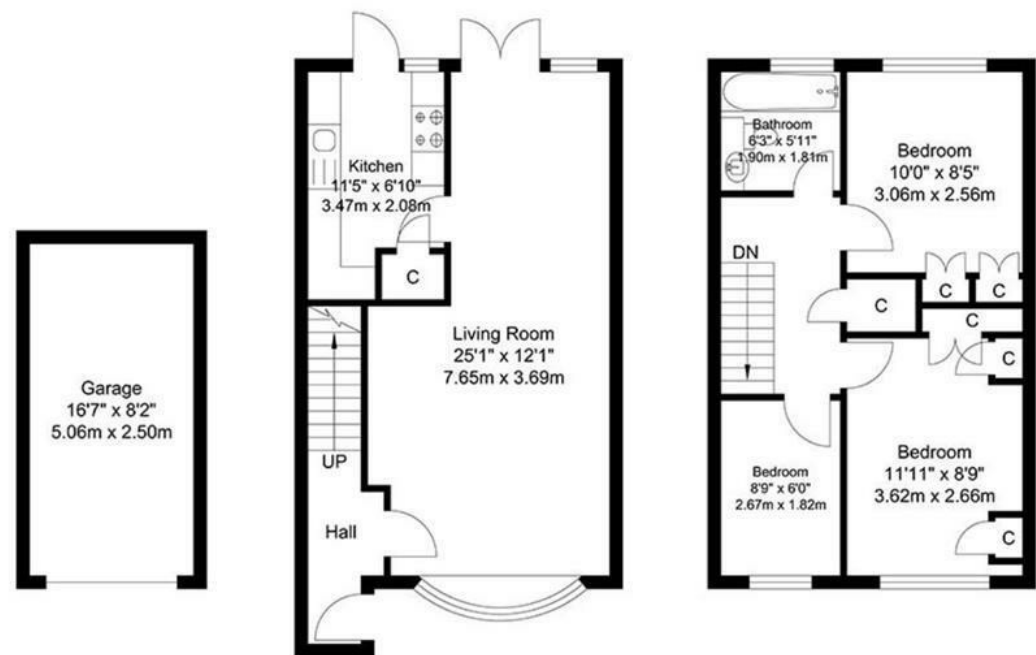


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Garage
Approximate Floor Area
136.16 SQ.FT.
(12.65 SQ.M.)

Ground Floor
Approximate Floor Area
398.37 SQ.FT.
(37.01 SQ.M.)

First Floor
Approximate Floor Area
380.28 SQ.FT.
(35.33 SQ.M.)

TOTAL APPROX FLOOR AREA 914.82 SQ.FT. (84.99 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Red Hot Camera ©2017



CLARE WAY
BEXLEYHEATH DA7 5JU
Guide price £425,000



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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.





Discover this delightful 3-bedroom semi detached house, ideally situated in a peaceful cul-de-sac near Bexleyheath Train Station. Perfect for first-time buyers, this lovely home is offered with no forward chain, ensuring a smooth and hassle-free move-in process.

Step inside to find a spacious through lounge, providing a versatile space for relaxing and entertaining, off the lounge is a modern fitted kitchen with some integrated appliances. The property is in lovely condition throughout, allowing you to settle in and enjoy your new home from day one.

Upstairs, the well-appointed bathroom serves three generous bedrooms, each filled with natural light. The rear garden offers a charming outdoor spaces for gardening, entertaining, or simply unwinding in the fresh air.

Additionally, this property features a garage, providing secure parking and extra storage space. With its excellent location, you'll have easy access to local amenities and transport links, making daily commutes and errands a breeze.

Don't miss out on the opportunity to make this charming house your new home. Schedule a viewing today and experience the perfect blend of comfort, convenience, and charm!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CLARE WAY

BEXLEYHEATH DA7 5JU

- 3 BEDROOM FAMILY HOME
- COUNCIL TAX BAND D
- NO FORWARD CHAIN
- QUIET CUL DE SAC
- THROUGH LOUNGE
- GARAGE & PARKING
- SQ FT- 914
- EPC C

