

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	



Upton Road

Approximate Gross Internal Area  
 Ground Floor = 94.8 sq m / 1021 sq ft  
 First Floor = 37.4 sq m / 403 sq ft  
 Garage = 13.7 sq m / 148 sq ft  
 Total = 146.0 sq m / 1572 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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UPTON ROAD  
 BEXLEYHEATH DA6 8LW  
 Guide price £525,000



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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.





This stunning 3-bedroom detached bungalow is located on the highly desirable south side of Bexleyheath, offering a perfect blend of modern living and prime location. Situated just a short walk from Bexleyheath town centre and train station, this home is also ideally placed for families, being close to the renowned Townley Grammar for Girls, Upton Primary School, and other excellent primary and secondary schools. Additionally, Crook Log Sports Centre and Danson Park are just moments away.

Immaculately presented throughout, the property boasts two spacious bedrooms and a stylish shower room on the 1st floor. The ground floor offers a third bedroom, a modern bathroom, a comfortable lounge, and the showpiece of the home—a large open-plan kitchen/diner that is perfect for family gatherings and entertaining. This space flows seamlessly into a charming conservatory, which opens onto a large raised decking area, perfect for alfresco dining, and leads to an expansive, well-maintained garden.

With a driveway that easily accommodates up to four vehicles without any hassle, this home is as practical as it is beautiful. Offering convenience, space, and impeccable condition, this bungalow is a rare find in one of Bexleyheath's most popular areas. Don't miss the opportunity to make it yours!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## UPTON ROAD

BEXLEYHEATH DA6 8LW

- 3 BEDROOM DETACHED BUNGALOW
- STUNNING CONDITION THROUGHOUT
- LARGE OPEN PLAN KITCHEN/DINER WITH SKYLIGHTS
- BATHROOM ON GROUND FLOOR AND SHOWER ON 1ST FLOOR
- PARKING WITH EASE FOR 4 VEHICLES
- CLOSE TO TOWNLEY GRAMMAR FOR GIRLS AND UPTON PRIMARY SCHOOL
- EPC- E
- 1572 SQ FT
- COUNCIL TAX BAND E
- CLOSE TO BEXLEYHEATH TOWN CENTRE AND TRAIN STATION

