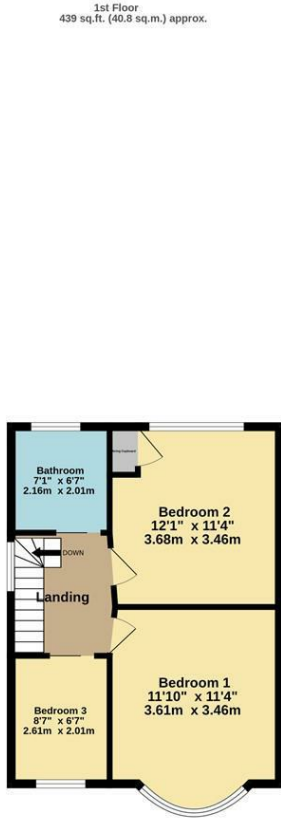
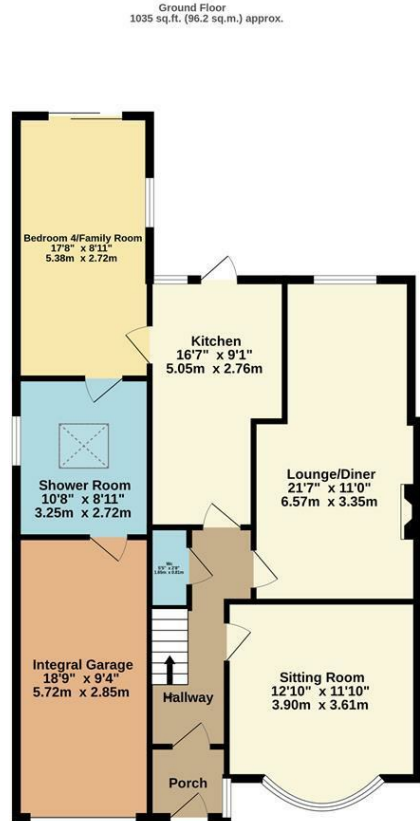


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CONISTON ROAD
BEXLEYHEATH DA7 6PY
Guide price £575,000



TOTAL FLOOR AREA : 1474 sq.ft. (137.0 sq.m.) approx.
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MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS

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.

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NO CHAIN-CLOSE TO BARNEHURST SCHOOL-HUGE POTENTIAL

Nestled in a prime family-friendly location, this versatile 3/4-bedroom semi-detached house backs directly onto the highly sought-after Barnehurst Primary School, making it a perfect choice for families. Boasting a large rear garden, the property offers an abundance of outdoor space, as well as the potential for further extensions (subject to planning), with the ground floor already thoughtfully extended.

Upstairs, you'll find three bedrooms and a family bathroom, while the ground floor provides exceptional flexibility with two reception rooms, a well-appointed kitchen, a utility room with a shower, and a multi-purpose fourth bedroom/study/playroom. Parking is a breeze with space for two cars on the driveway, and with no chain ahead, moving could not be easier.

Situated just a short distance from Barnehurst train station, this superb home offers convenience, comfort, and potential, making it an opportunity not to be missed!

4 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

CONISTON ROAD

BEXLEYHEATH DA7 6PY

- 3/4 BEDROOM SEMI DETACHED
- 2 RECEPTION ROOMS
- BEDROOM 4 COULD ALSO BE USED AS A STUDY/PLAYROOM
- BACKS DIRECTLY ONTO BARNEHURST PRIMARY SCHOOL
- NO FORWARD CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- EPC - D
- 1474 SQ FT
- COUNCIL TAX BAND E
- EXTENDED TO GROUND FLOOR SIDE AND REAR

