


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	



IVERHURST CLOSE

BEXLEYHEATH DA6 8HY

Guide price £550,000





INVESTMENT OPPORTUNITY WITH TENANT IN SITU

This is an investment opportunity to acquire a property with a tenant in situ paying a monthly rent of £2350.

Nestled in a quiet cul-de-sac, this delightful 3-bedroom detached house offers a secluded and peaceful setting, perfect for families seeking tranquility. Located close to Danson Park and several highly regarded primary schools, this home provides both convenience and a serene environment.

The ground floor features an extended rear lounge, creating a spacious and inviting living area for family gatherings and entertaining. A convenient downstairs WC adds to the practicality of the layout. The modern kitchen is well-equipped and ideal for culinary enthusiasts.

Upstairs, you'll find a well-appointed bathroom and three comfortable bedrooms, including a master with an en suite shower room for added luxury and privacy.

The property boasts a double garage with parking in front, offering huge potential for conversion, subject to planning permission. The low-maintenance garden includes a charming summerhouse, perfect for relaxing or using as a hobby space.

With its lovely condition throughout and its prime location near Danson Park, this home combines comfort, potential, and convenience. Schedule a viewing today to experience the unique charm of this secluded gem!

3 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

IVERHURST CLOSE

BEXLEYHEATH DA6 8HY

- 3 BED DETACHED HOUSE
- SECLUDED POSITION IN A QUIET CUL DE SAC
- DOUBLE GARAGE WITH HUGE POTENTIAL TO CONVERT (STPP)
- DRIVEWAY FOR 2 CARS
- CLOSE TO DANSON PARK AND GREAT SCHOOLS
- EPC- D
- COUNCIL TAX BAND E
- EN SUITE/DOWNSTAIRS WC/UPSTAIRS BATHROOM
- SUMMERHOUSE IN LOW MAINTENANCE GARDEN
- TENANT IN SITU PAYING £2350 PCM

