

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



Iverhurst Close

Approximate Gross Internal Area
Ground Floor = 74.1 sq m / 798 sq ft
First Floor = 44.3 sq m / 477 sq ft
Garage = 25.4 sq m / 274 sq ft
Total = 144.0 sq m / 1550 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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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.





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

