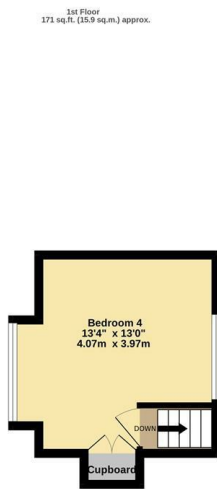
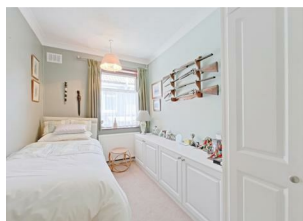
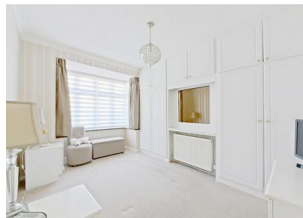


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.
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BEXLEYHEATH DA6 7LP
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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.

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NO CHAIN-WALKING DISTANCE TO BEXLEYHEATH SHOPPING MALL

Offered chain free and priced competitively to sell, this deceptively spacious 3/4 bedroom detached bungalow is tucked away in the very heart of Bexleyheath, just a stone's throw from the Albion doctors surgery, Bexleyheath Shopping Mall, and an array of other local amenities – making it an ideal purchase for those seeking convenience, comfort, and room to grow.

Lovingly maintained throughout, the property offers versatile accommodation with 2/3 bedrooms on the ground floor, one of which is currently used as a dining room. The loft has been professionally converted in years past, creating an additional spacious upstairs bedroom, perfect for guests or family members.

The kitchen and bathroom are well presented, and the home enjoys a low-maintenance rear garden, ideal for relaxing without the upkeep. To the front, you'll find off-street parking for up to three vehicles, along with the added benefit of a garage, offering yet more storage or potential.

Located close to Townley Grammar School for Girls, excellent bus routes, and with Bexleyheath station within easy reach, this bungalow is not only well-connected but also offers scope to extend further (STPP) for those looking to create their forever home.

A rare opportunity in a sought-after location – early viewings highly recommended.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PINCOTT ROAD

BEXLEYHEATH DA6 7LP

- 3/4 BEDROOM DETACHED BUNGALOW
- CLOSE TO THE ALBION DOCTORS SURGERY AND BEXLYHEATH SHOPPING MALL
- PARKING FOR 2/3 VEHICLES AND A GARAGE ON THE SIDE
- TOWNLEY GRAMMAR FOR GIRLS WITHIN WALKING DISTANCE
- NO FORWARD CHAIN AND READY TO BE SOLD
- POTENTIAL TO EXTEND SUBJECT TO PLANNING CONSENT
- LOFT CONVERSION NOW BOASTING A BEDROOM
- EPC D
- 1124 SQ FT
- COUNCIL TAX BAND E

