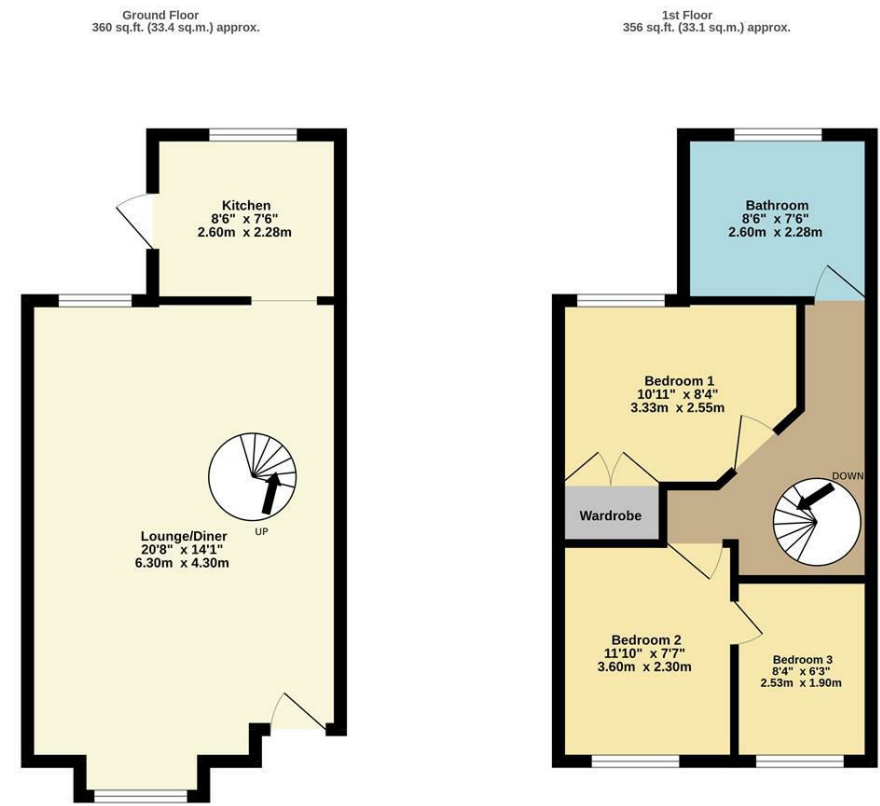


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ABBEY ROAD
BEXLEYHEATH DA7 4BD
Guide price £350,000



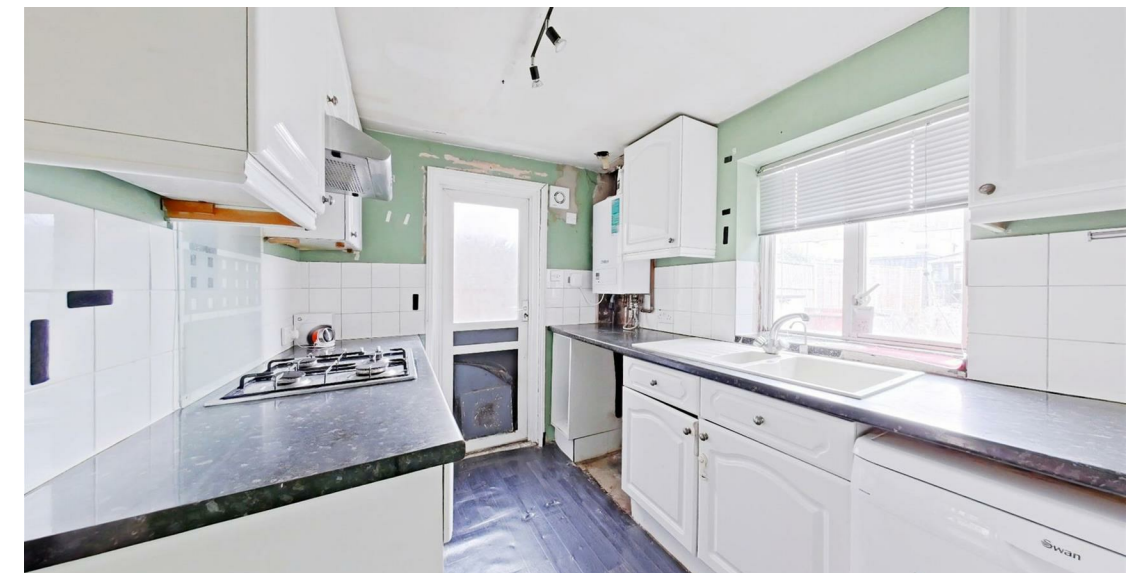
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
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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.





Nestled in the heart of Bexleyheath, just a short stroll from all local amenities, shops, restaurants and excellent transport links, is this charming and characterful 2/3 bedroom Victorian terraced home—an ideal opportunity for first-time buyers or those looking to put their own stamp on a property.

Offered with no forward chain, this home is full of potential and boasts a welcoming and spacious through lounge, complete with a distinctive spiral staircase leading to the first floor. To the rear, you'll find a functional kitchen with access to the garden—ready for modernisation but full of promise.

Upstairs, the home offers two bedrooms, with the original main bedroom having been cleverly divided into two, creating an additional space that could be used as a nursery, study, or dressing room. A well-sized bathroom is also located on this floor.

Although the property would benefit from some TLC, it presents a fantastic opportunity to create a stylish and cosy home in a sought-after and convenient location—walking distance to Bexleyheath Broadway, the train station, and several well-regarded schools.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ABBEY ROAD

BEXLEYHEATH DA7 4BD

- 2/3 BEDROOM VICTORIAN TERRACED HOME
- UPSTAIRS BATHROOM
- NO FORWARD CHAIN
- WALKING DISTANCE TO ALL AMENITIES IN BEXLEYHEATH TOWN CENTRE
- IN NEED OF SOME TLC
- GREAT FIRST TIME PURCHASE
- EPC
- COUNCIL TAX BAND C

