



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



**11 Barry Avenue  
Bexleyheath**

**£400,000  
Freehold**

Two bedroom bungalow with a great size through lounge/diner and two double bedrooms, perfect for downsizers. But for those looking to create, this bungalow has the potential to be so much more, extend out to the back and into the loft and you'll still have a good sized garden. Plenty of parking is available with a great location.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**TEMPLE WHARF**  
PROPERTY CONSULTANTS



- Two Bedroom Bungalow • Large Detached Garage to rear • Potential to Extend • Plenty of Parking to Front • In need of a little TLC • Desirable Location • Less than a mile from Station

This wonderfully bright bungalow has the potential to be so much more! There is already a great sized through lounge/diner and two good sized bedrooms but there is bags of potential to extend both up and out to create the perfect family home.

Outside to the front, there is ample parking for multiple cars and to the rear there is a large rear garden with an oversized garage/workshop.

Location wise, Barry Avenue is a quiet road located between Long Lane and King Harolds Way offering a quiet life with great access to local amenities and transport links with Bexleyheath mainline station less than one mile away.

