



## 29 Windermere Road, Bexleyheath

- Three Double Bedrooms
- Deceptively Spacious
- Bathroom and Wet Room
  - Lounge/Diner
  - Ample Parking
- 0.1 Miles to Barnehurst Station
  - Utility Room
  - Conservatory
  - Pretty Rear Garden
- Close to Primary and Secondary Schools

**Offers In The Region Of £525,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

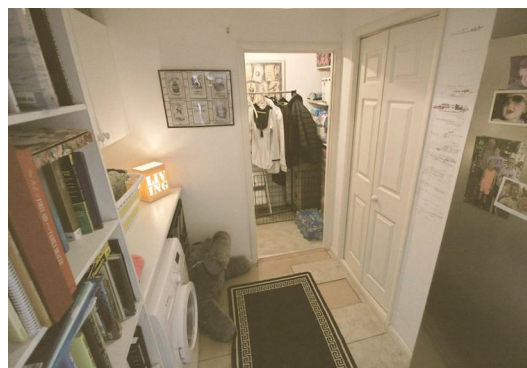
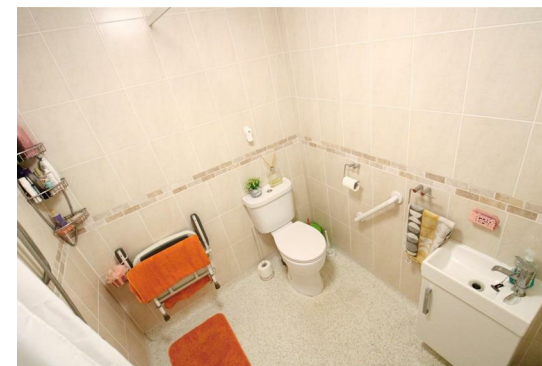
Situated on one of Barnehurst's most prestigious roads. Hunters Estate Agents are excited to offer to the market this spacious and well-presented three bedroom semi-detached bungalow offering well planned accommodation with ample storage.

Upon entering you will be greeted by a welcoming entrance hall with doors leading to a lounge diner, conservatory, three double bedrooms, fitted kitchen, utility room, and a family bathroom in addition to a wet room.

Externally there is a well-maintained rear garden with artificial lawn, two composite decked seating areas and mature shrub borders. To the front of the property, you will find a block paved driveway providing ample parking.

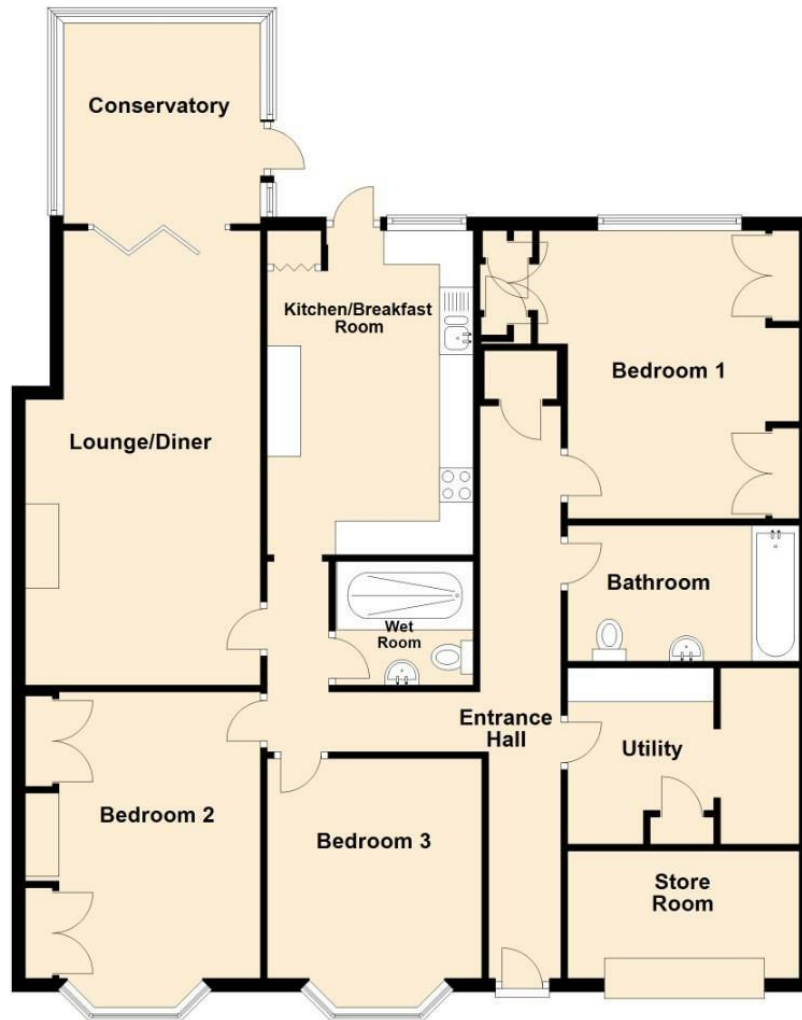
Bursted Woods with its 12 hectares of woodland and open space is just a short distance from the property with Barnehurst golf course less than a mile. The property is ideally located for local shops, a doctor's surgery and Barnehurst Station which is just 0.1 mile with trains into London Bridge, Cannon Street, Charing Cross and Victoria. Barnehurst Infant and Juniors, Bursteds Woods and Northumberland Heath Primary Schools are all within 0.5 miles from the property.

Call our sales team to arrange an internal inspection of this must-see property.





## Ground Floor



For illustrative purposes only  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>64</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<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



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