



## Lavernock Road

Bexleyheath, DA7 5AJ

Asking Price £375,000



- Quiet location
- Room to extend (STPP)
- First floor bathroom
- Off road parking
- Floor Area: 570 sq ft

- close to local schools, shops & transport
- Two bedrooms
- Nice lounge
- Call Hunter to view
- EPC Rating: C

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New to the market is this mid terrace home which is situated within a popular location giving good access to local schools, shops and transport.

The accommodation on offer comprises of an entrance hall which then leads into the lounge, this is a good size room.

The kitchen/diner is to the rear of the property and from here you can access the rear garden.

To the first floor there are two bedrooms and the bathroom.

Externally there is off road parking to the front and a really nice size rear garden.

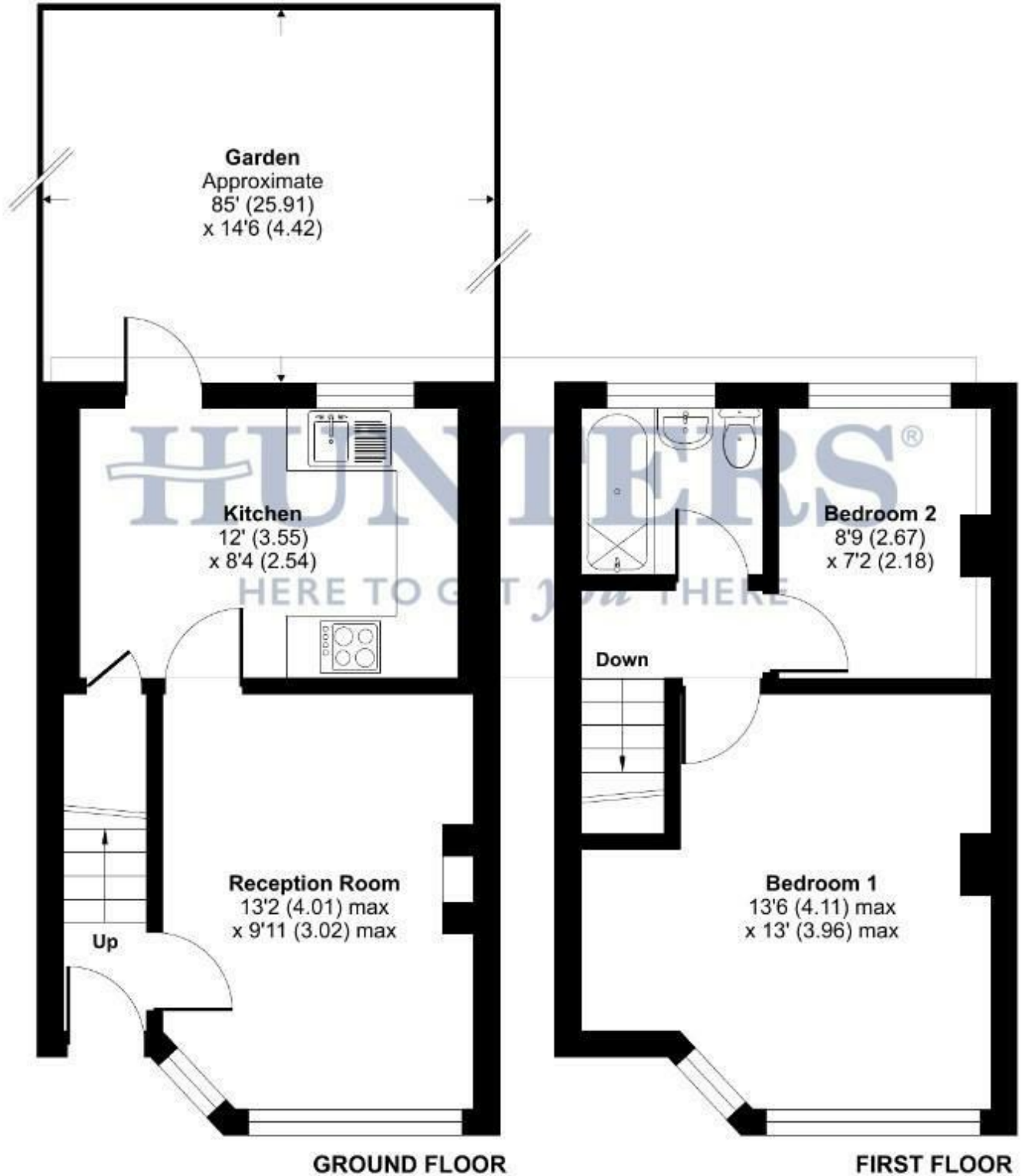
Other properties on the road have done kitchen extensions aswell as loft conversions, so there is good future potential, this would of course be subject to planning consent.

Call Hunters to arrange your viewing!

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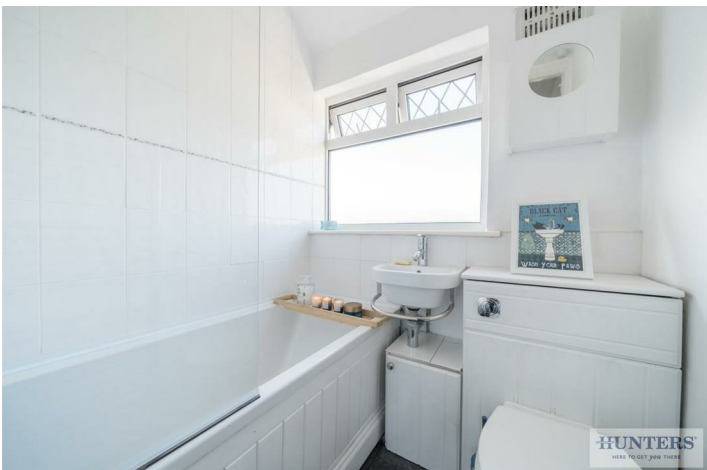
Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale

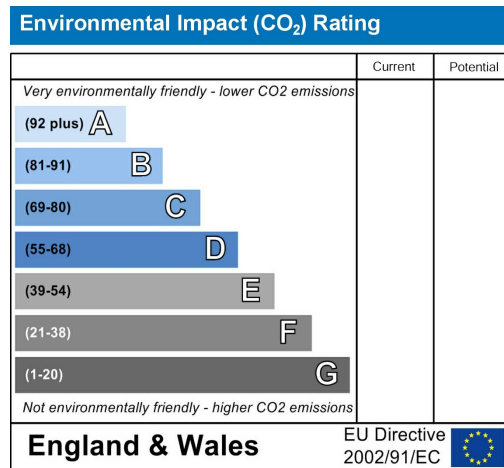
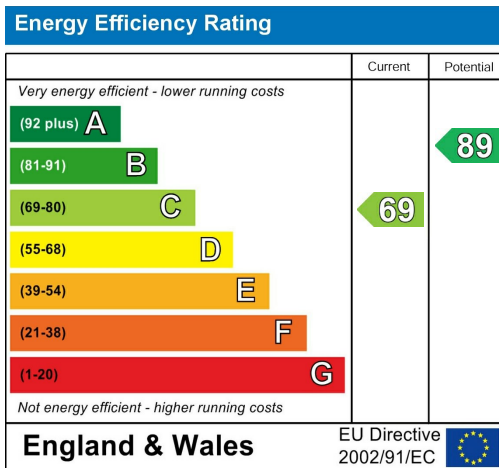


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1083828





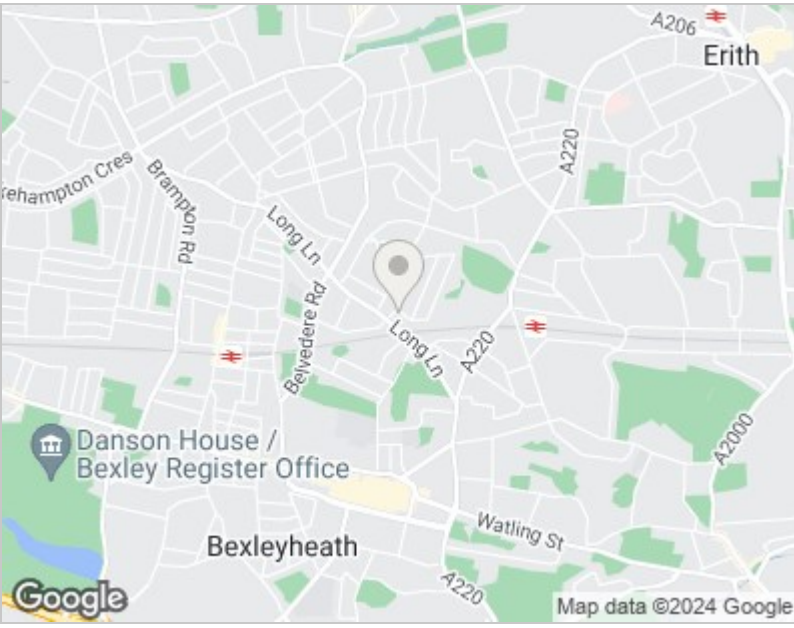
## Energy Efficiency Graph



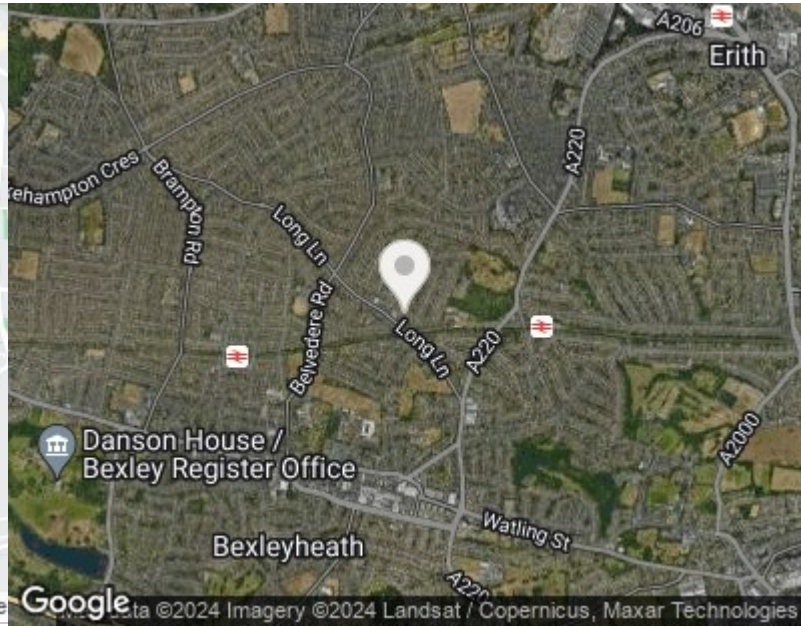
## Viewing

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

Road Map



Hybrid Map





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.

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