



## Epsom Close

Bexleyheath, DA7 6DU

Price Range £475,000



- Quiet cul de sac location
- Well presented throughout
- Extended lounge/diner
- Nice rear garden, off road parking & garage
- Floor Area: 1046 total sq ft

- Extended semi detached home
- Three good size bedrooms
- Modern kitchen & ground floor bathroom
- Call Hunters to view
- EPC Rating: D

# Epsom Close

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Price Range £475,000



**\*\* PRICE RANGE £475,000 - £500,000 \*\***

Nestled in the charming Epsom Close, Bexleyheath, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your loved ones.

With three inviting bedrooms, there is ample space for the whole family to unwind and make this house a home. The modern kitchen is a chef's delight, offering the perfect setting to whip up delicious meals. The ground floor bathroom adds convenience to this lovely abode.

One of the highlights of this property is the extended lounge/dining room, providing a bright and airy space for gatherings and everyday living. The potential to create a first-floor shower room adds a touch of customization to suit your needs.

Outside, the property boasts a delightful rear garden, ideal for enjoying a morning coffee or hosting summer barbecues. Parking will never be an issue with off-road parking for two cars and a garage.

Located in the heart of Bexleyheath, in a tranquil cul-de-sac, this home offers a peaceful retreat from the hustle and bustle of everyday life whilst also giving you access to a range of local schools, shops and transport. If you are seeking a well-presented and extended home that exudes warmth and comfort, look no further.

Don't miss the opportunity to make this charming property your own. Contact Hunters today to arrange a viewing and step into your future home in Epsom Close.

Tel: 01322 318100

# Epsom Close, Bexleyheath, DA7

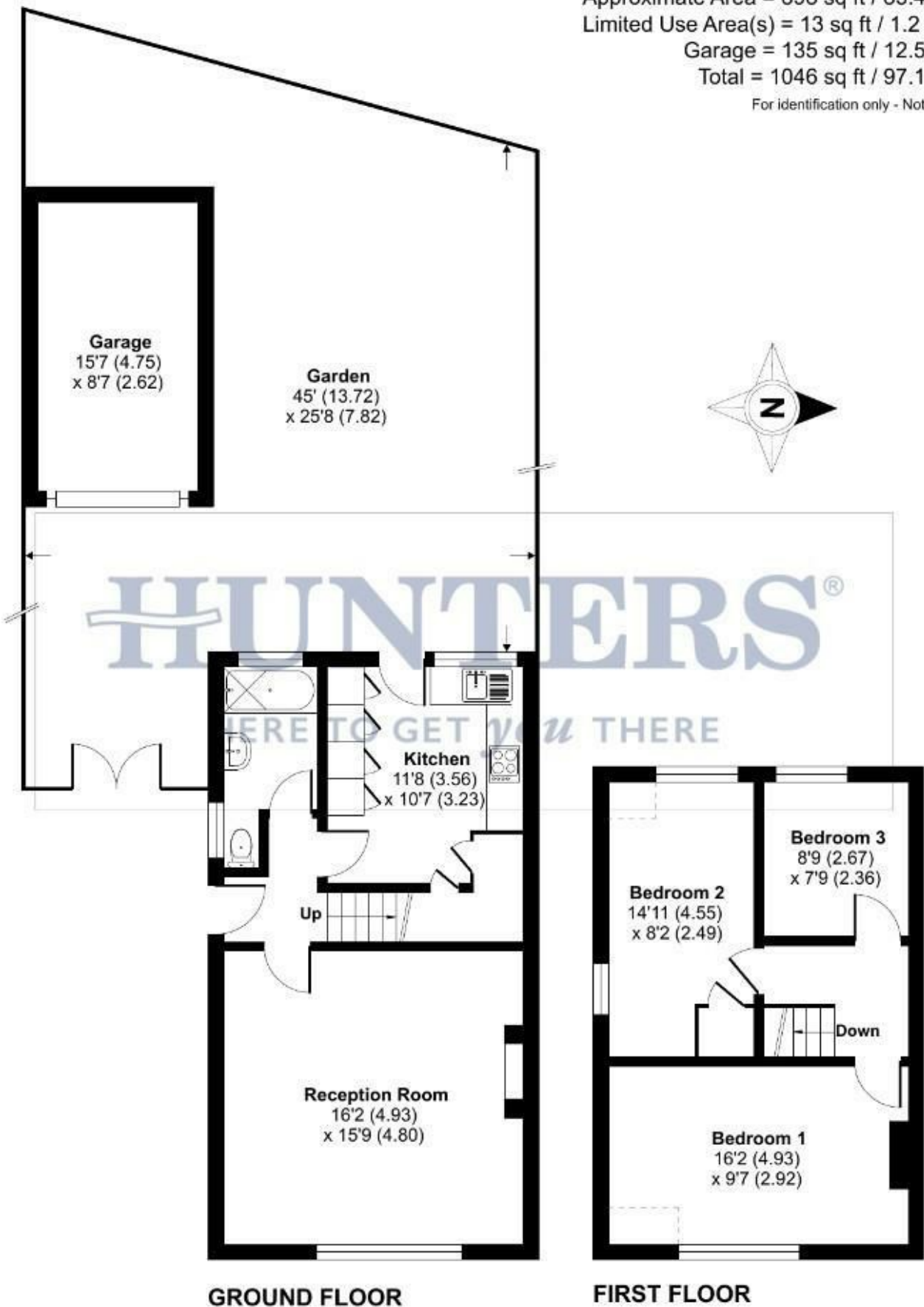
Approximate Area = 898 sq ft / 83.4 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



**GROUND FLOOR**

**FIRST FLOOR**



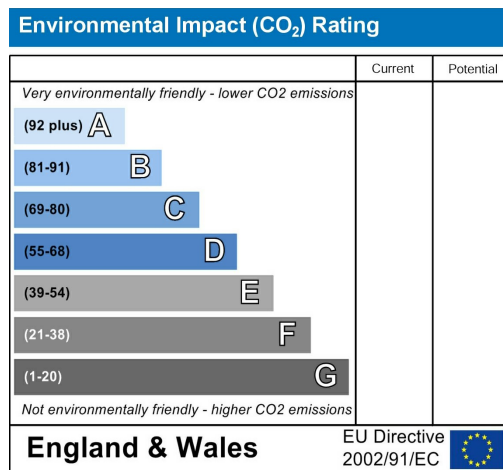
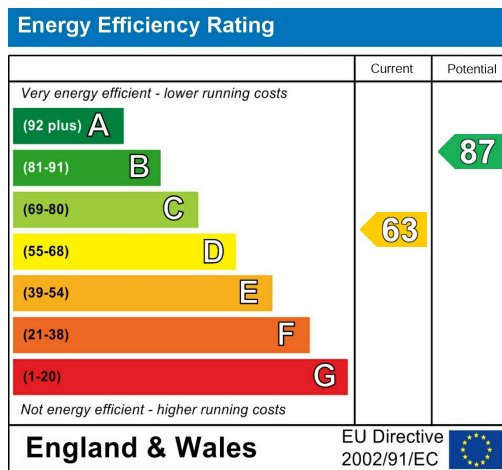
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1165513







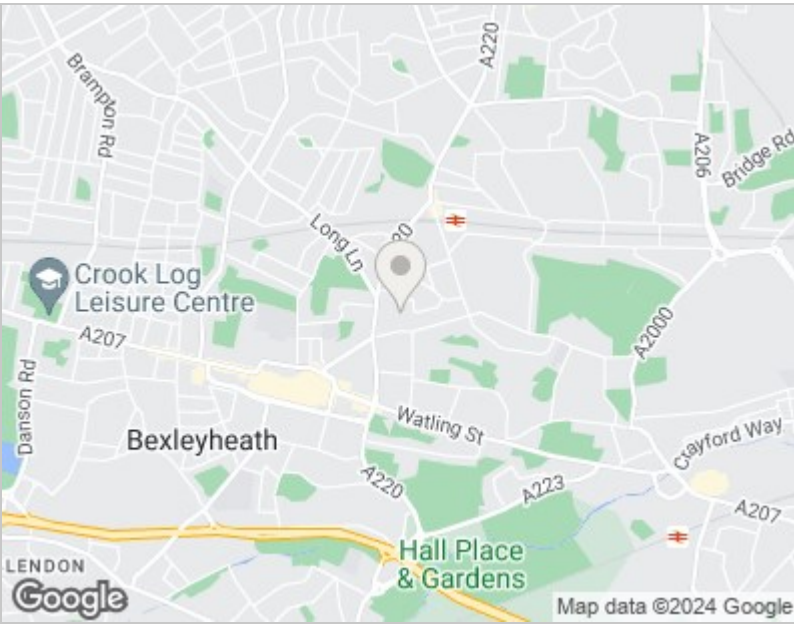
## Energy Efficiency Graph



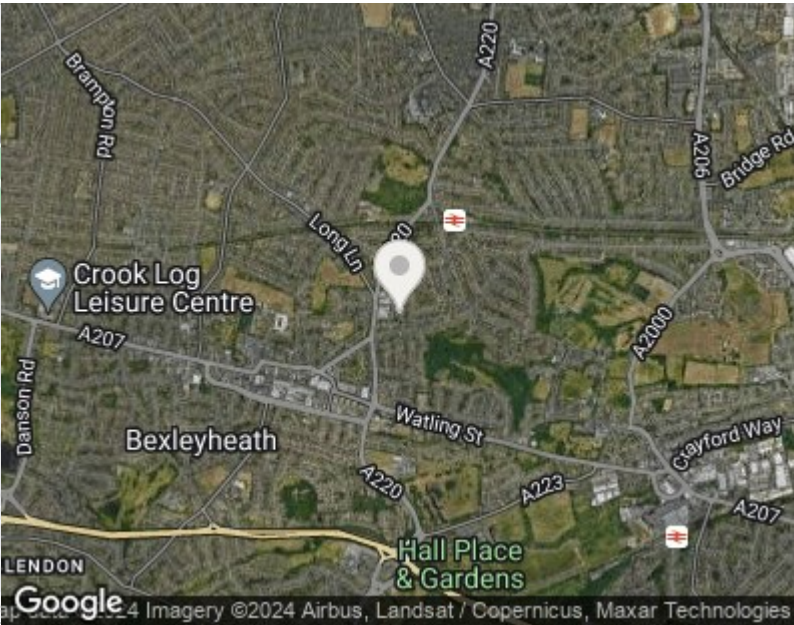
## Viewing

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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