



Red Lodge Road, Bexley, Kent, DA5 2JP
Guide Price £400,000

We are delighted to offer this three bedroom semi detached bungalow, first time on market since 1956. Located in the popular Joydens Wood area it is offered with no forward chain. In need of complete modernisation throughout, there is wonderful potential to update or extend to create a superior home (subject to the normal planning consents). Accommodation comprises lounge, kitchen / diner, three bedrooms and a bathroom. Other features to note include double glazing, gas central heating, detached garage with own driveway, off road parking and a lovely secluded 49'6" (approx) rear garden. The property is nicely situated in the road and conveniently placed for all local amenities being within walking distance of shops, bus service and schools. To take advantage of this rarely available opportunity, your early viewing would be very highly recommended.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ref: BX1111165

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Double glazed front door. Carpet. Radiator. Access to an insulated loft.

Lounge

13' 5" x 10' 8" (4.09m x 3.25m) Double glazed bay window to front. Carpet. Radiator. Built in cupboard.



Kitchen / Diner

15' 10" x 10' 1" (4.82m x 3.07m)

Dining Area: Carpet. Feature fireplace with coal effect gas fire.

Kitchen Area: Base and wall units. Vinyl floor covering. Stainless steel sink unit with single drainer and cupboards under. Wall mounted boiler. Pantry cupboard. Ample appliance space. Double glazed patio doors to garden.



Bedroom 1

13' 8" x 10' 2" (4.16m x 3.10m) Double glazed window to front. Carpet. Original fireplace with gas point.



Bedroom 2

10' 0" x 8' 11" (3.05m x 2.72m) Double glazed window to rear. Carpet. Radiator.



Bedroom 3

9' 3" x 5' 11" (2.82m x 1.80m) Double glazed window to side. Carpet. Radiator.



Bathroom

Panelled bath with mixer hand shower attachment and screen. Tiled walls. Tiled floor. Low flush wc. Pedestal wash hand basin. Double glazed window to side. Radiator.

Garden

49' 6" x 27' 5" (15.08m x 8.35m) (Approx) Small patio area. Lawn. Mature planting. Flower borders.



Garage

15' 1" x 8' 6" (4.59m x 2.59m) Detached with up and over door. Own driveway.

