



NORTH CRAY ROAD BEXLEY KENT  
DA5 3LZ  
Guide Price: £725,000 | Freehold



A very large double fronted village house which is presently licensed as an 'HMO' and very conveniently situated within a very short walk to Bexley Village. The ground floor comprises of a large self-contained one bedroom flat comprising of double bedroom, bathroom, living and large kitchen area leading to a small courtyard and equally spacious self-contained studio flat with a kitchen, living, bedroom area and a separate bathroom. On the first floor there are three spacious bedroom rooms with a communal kitchen and bathroom. Generating an excellent income and being sold with the current tenancies unaffected this property represents an excellent investment opportunity.

Local Authority: Bexley  
Council Tax Band: F

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



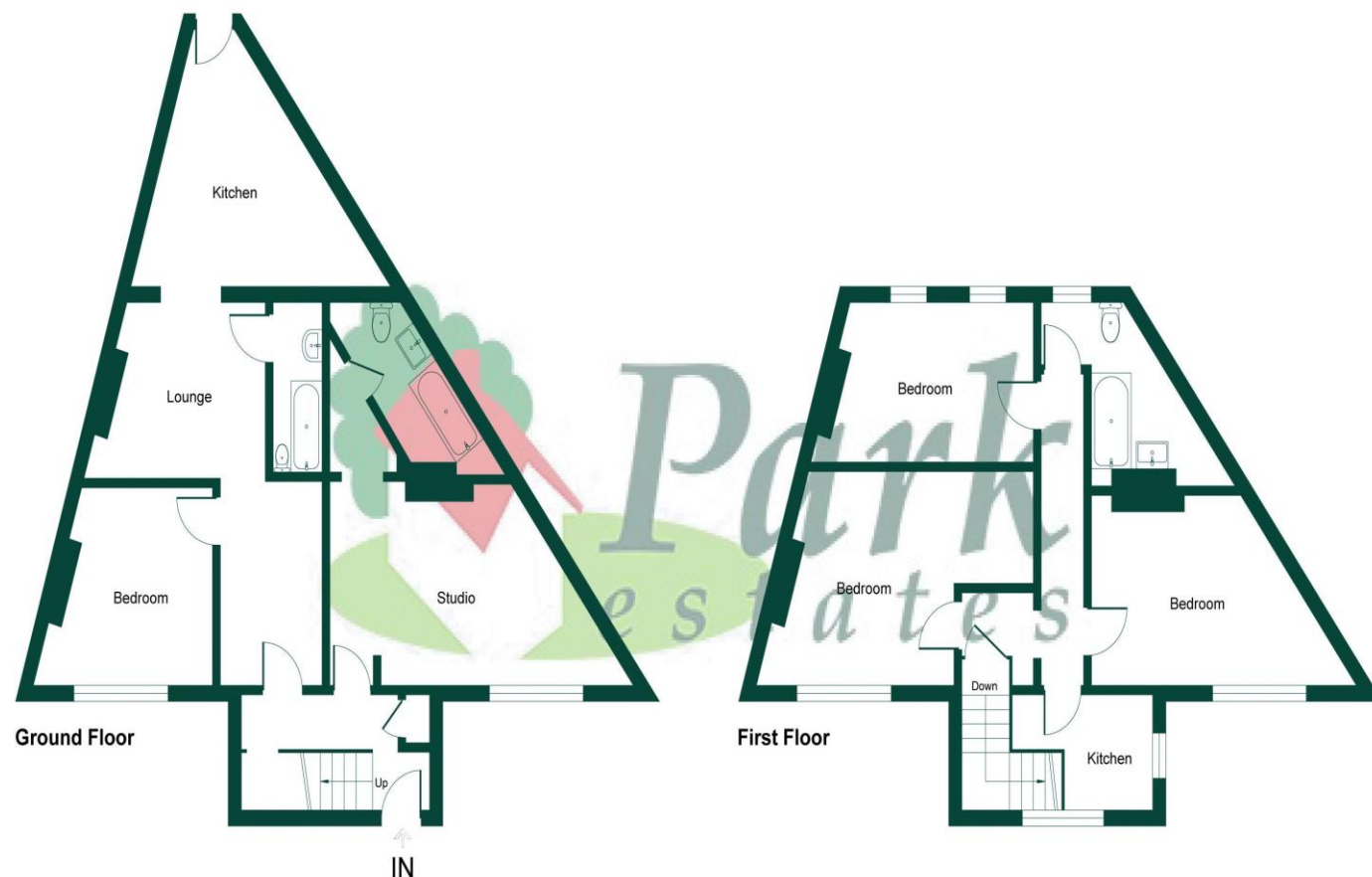
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## 2, North Cray Road, DA5 3L2

Approximate Gross Internal Area = 130 sq m / 1398 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.