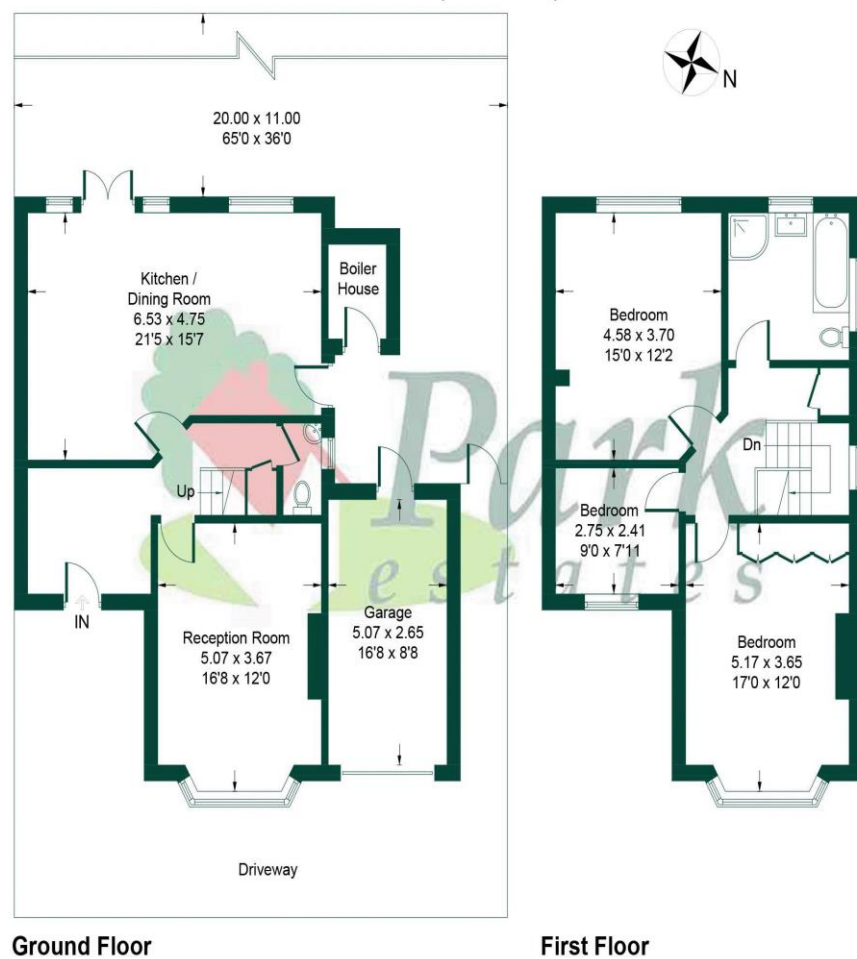




The Close

Approximate Gross Internal Area = 121.3 sq m / 1306 sq ft
 Garage = 13.5 sq m / 145 sq ft
 Boiler House = 2.5 sq m / 27 sq ft
 Total = 137.3 sq m / 1478 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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 on behalf of Park Estates (ID804864)

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.

Stunning three bedroom 1930's character halls adjoining semi detached family home, beautifully presented by the current vendors. Located within the heart of Old Bexley Village in the much sought after road 'The Close', the property is just a short walk from all popular local amenities including shops, restaurants, bars, 'Golden Acre', selection of excellent schools, Bexley Station and all other transport links. The property offers a wealth of potential to extend subject to relevant planning consents, with current accommodation comprising of entrance reception, one reception room, ground floor wc and a luxury fitted kitchen / diner. To the first floor there are three well proportioned bedrooms and a spacious family bathroom. Additional benefits to note include double glazing, gas central heating, off street parking, garage, secluded 65'7 south facing rear garden and original character features. Viewing is highly recommended to fully appreciate this fabulous abode.

Local Authority: Bexley
Council Tax Band: F

