



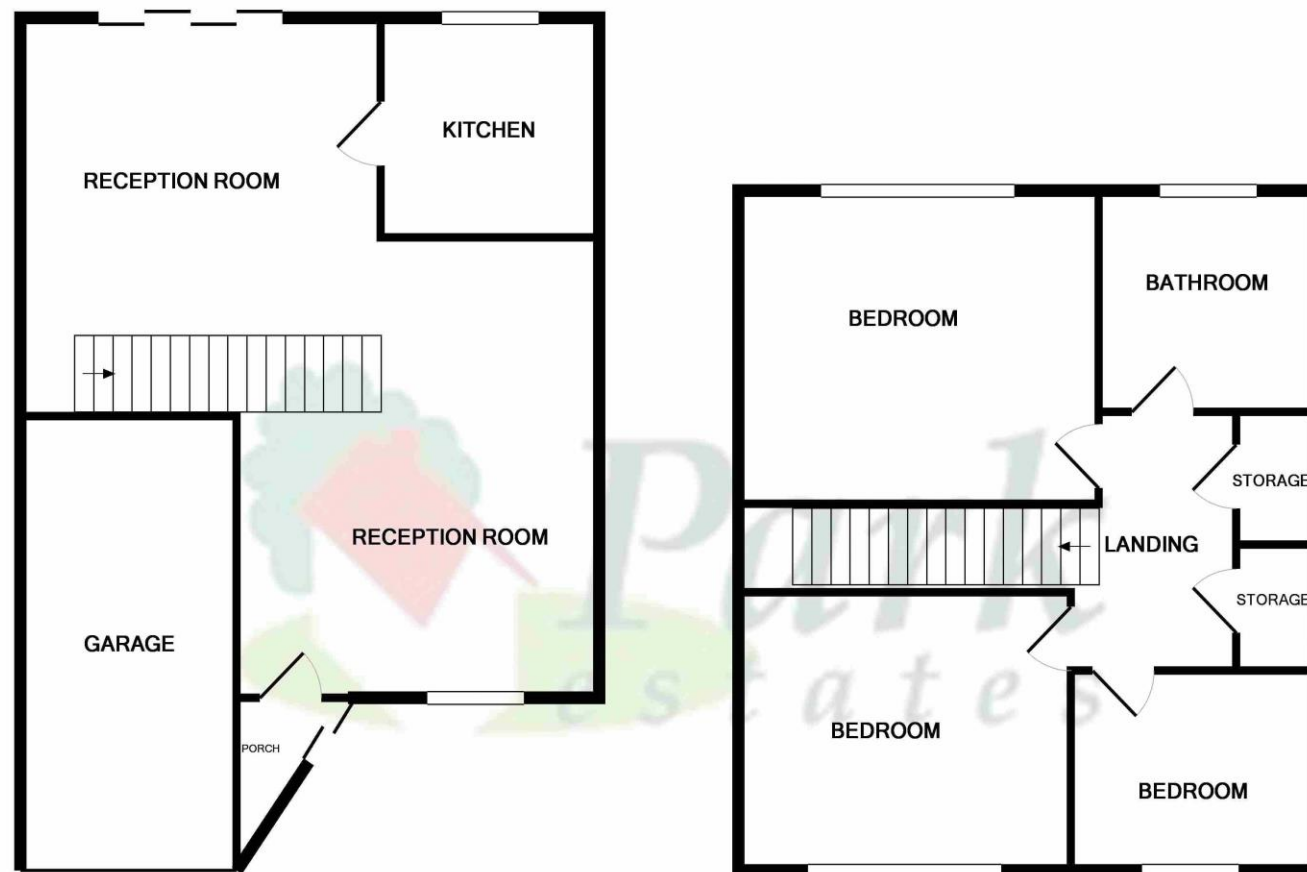
POTTERY ROAD BEXLEY KENT
DA5 2BU
PRICE: £1,950.00 P.C.M



Available immediately. Three bedroom semi detached home situated within a quiet road in the popular location of Joydens Wood, conveniently accessing popular local schools and amenities. Accommodation comprises of porch, two reception rooms, and a newly fitted kitchen. To the first floor there is a family sized bathroom and three bedrooms. Benefits to note include double glazing, gas central heating, off street parking, garage and a rear garden. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	85 B
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

 **Park**
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