



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Situated on the popular southside is this CHAIN FREE 2 bedroom Victorian semi detached house, which has been recently refurbished throughout. Comprising of 2 reception rooms, newly fitted kitchen, ground floor shower room and separate WC, 2 spacious bedrooms and a new first floor bathroom. Other features to note include double glazing, gas central heating, new carpets, side and rear access, detached garage to the rear and a 37' approx rear garden

Local Authority: Bexley
Council Tax Band: C

