



## 16a Brook Lane, Bexley, Kent, DA5 1DW Monthly Rental Of £1,450

Ref: PL1692

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.

**Well presented two double bedroom first floor maisonette, located in a quiet cul de sac road, offering convenient access to popular local amenities including Danson Park, schools, stations, bus routes and all other transport links. Accommodation comprises of entrance hall, two double bedrooms, reception room, bathroom and a good size fitted kitchen. Benefits to note include double glazing, gas central heating, private rear garden, off street parking and a garage. Viewing is highly recommended. Available immediately.**

**Entrance Hall**

Stairs to first floor.

**Landing**

Double glazed frosted window to front.  
Carpet. Radiator. Two storage cupboards.  
Coving. Loft access.

**Reception 1**

**14' 10" x 10' 11" (4.52m x 3.32m)** Double glazed window to front. Carpet. Coving. Ceiling rose. Radiator. Feature fireplace surround.

**Kitchen**

**8' 1" x 8' 1" (2.46m x 2.46m)** Range of white wall and base units. Plumbed for washing machine. Inset sink, drainer and tap. Part tiled walls. Radiator. Double glazed window to front. Vinyl flooring.

**Bedroom 1**

**14' 6" x 10' 11" (4.42m x 3.32m)** Carpet. Double glazed window to rear. Coving. Radiator.



**Bedroom 2**

**11' 6" x 8' 6" (3.50m x 2.59m)** Double glazed window to rear. Radiator. Coving. Carpet.

**Bathroom**

Vinyl flooring. Panelled bath with shower over. Radiator. Low level wc. Pedestal wash hand basin. Double glazed frosted window to side. Radiator.

**Rear Garden**

**40' 0" x 21' 0" (12.18m x 6.40m) (approx)** Mainly laid to lawn.

**Front Garden**

Lawn. Wall mounted coach light. Off street parking for two cars.

**Garage**

**20' 2" x 8' 0" (6.14m x 2.44m)** Power and light. Double doors.

**Council Tax**

Band C.

