



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	91	(92-100) A	91
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

Bourne Road, Bexley, Kent, DA5 1LW
Guide Price £375,000-£400,000

We are delighted to offer this very well presented two bedroom Victorian cottage, with off road parking to the front and situated within close proximity of Bexley Village and all amenities. With accommodation comprising of two reception rooms, fitted kitchen, two good size bedrooms and a bathroom, the property also benefits from double glazing, gas central heating, wireless alarm system and a secluded rear garden. An ideal first time buy, your early viewing is highly recommended.

Ref: BX11111043

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.

Lounge

12' 4" x 10' 7" (3.76m x 3.22m) Double glazed composite front door. Double glazed sash window to front. Laminate flooring. Radiator. Display cupboard to recess.



Dining Room

12' 4" x 12' 0" (3.76m x 3.65m) Double glazed window to rear. Laminate flooring. Understairs storage cupboard. Radiator.



Kitchen

15' 3" x 7' 8" (4.64m x 2.34m) Fully fitted with a matching range of base and wall units. Stainless steel sink unit with single drainer and cupboards under. Built in oven and hob with canopy above. Tiled flooring. Double glazed window to side. Double glazed door to garden. Low voltage downlighters. Space for dishwasher and washing machine. Integrated under-counter fridge and freezer.



Landing

Access to loft. Carpet. Radiator. Built in storage cupboard.

Bedroom 1

12' 5" x 10' 8" (3.78m x 3.25m) Double glazed sash window to front. Carpet. Radiator. Feature fireplace. Built in cupboard.



Bedroom 2

12' 7" x 7' 8" (3.83m x 2.34m) Double glazed window to side. Carpet. Radiator. Built in cupboard.

Bathroom

Panelled bath with independent shower and curtain. Pedestal wash hand basin. Low flush wc. Fully tiled to bath and shower area. Half tiled to the rest of the walls. Tiled flooring. Double glazed window to rear. Chrome towel radiator.



Garden

Patio area. Lawn. Mature planting. Very secluded. Small garden shed.

Parking

There is off road parking to the front for one large vehicle.

