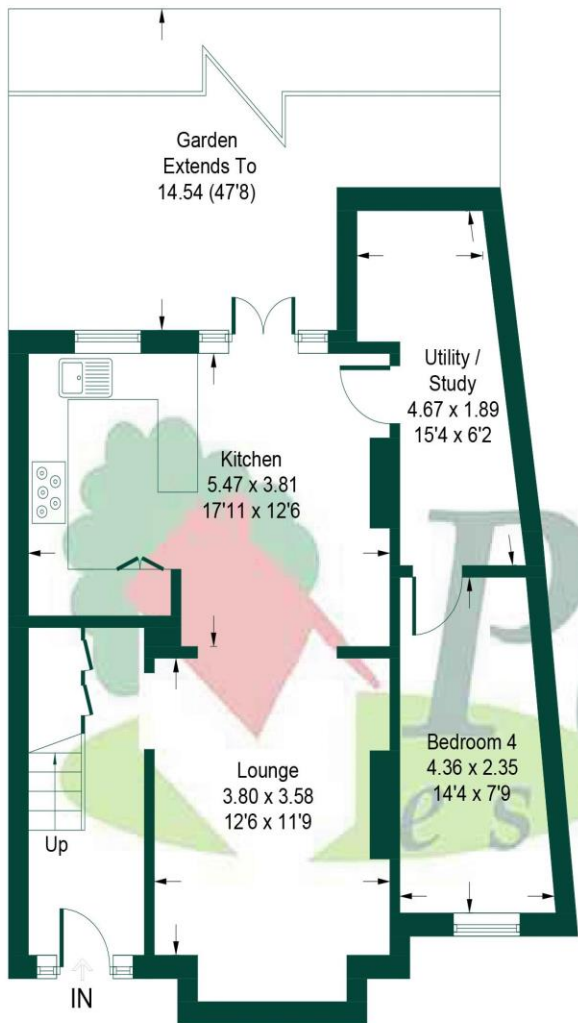




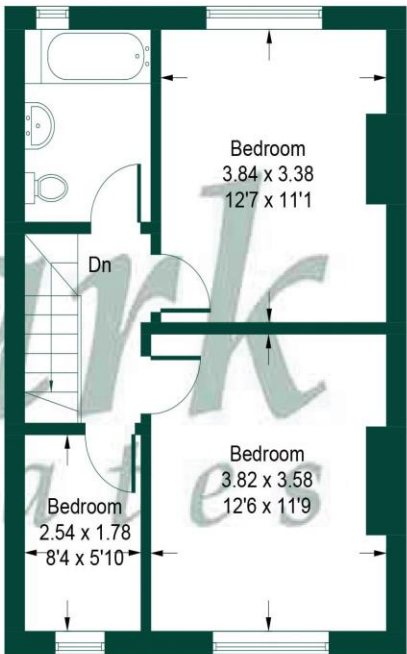
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Baldwyns Park, DA5

Approximate Gross Internal Area
105.7 sq m / 1138 sq ft



Ground Floor



First Floor

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 (ID741415)

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 Estates are delighted to offer onto the market this three/four bedroom extended semi detached house. Located in a popular road, offering convenient access to popular local schools, shops and transport links. An ideal family home, the property is well presented by the vendors, with accommodation comprising of entrance hall, one reception room, luxury fitted kitchen / diner, study and reception 2 or bedroom 4. To the first floor there is a modern bathroom and three bedrooms. Other benefits to note include double glazing, gas central heating, off street parking, front and rear gardens, as well as approved planning permission for a loft conversion. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: E

