

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 700 sq.ft. (65.1 sq.m.) approx.  
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FORESTERS CRESCENT  
BEXLEYHEATH DA7 4JW  
Guide price £425,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





£425,000-£450,000

Offered to the market with no forward chain, this two-bedroom semi-detached bungalow is ideally located within a quiet cul-de-sac, yet remains conveniently close to Bexleyheath Shopping Mall and excellent bus routes, providing easy access to local amenities and transport links.

The property is presented in nice condition throughout and offers level access, making it particularly appealing to those seeking comfortable, single-storey living. Accommodation includes a welcoming lounge, fitted kitchen, two well-proportioned bedrooms, and a modern shower room.

Externally, the home benefits from off-street parking for one vehicle and a large, flat rear garden, mainly laid to lawn—perfect for relaxing, entertaining, or gardening enthusiasts. There is also scope to extend, subject to the usual planning permissions, allowing buyers the opportunity to add further value if desired. A new double-glazed sun room to the side provides excellent additional storage space.

An ideal home for those looking for convenience, peace, and accessibility, this charming bungalow is ready to move into and enjoy.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## FORESTERS CRESCENT

BEXLEYHEATH DA7 4JW

- 2 BEDROOM DEMI DETACHED BUNGALOW
- NO FORWARD CHAIN
- QUIET CUL DE SAC CLOSE TO BEXLEYHEATH SHOPPING MALL
- BUS ROUTES VERY CLOSE BY
- LOVELY CONDITION THROUGHOUT
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- EPC D
- COUNCIL TAX BAND D
- 700 SQ FT

