

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEXLEY ROAD

ERITH DA8 3SP

Guide price £499,995



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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.



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This spacious three double bedroom semi-detached bungalow offers the perfect blend of generous living space, versatility and exciting future potential — all set within a highly convenient location.

Already extended to the rear, the property now boasts a large kitchen and dining area, complemented by an additional bathroom and a separate utility room, making it suited to modern family living. A bright and airy through lounge provides plenty of space to relax or entertain, while all three bedrooms are comfortable doubles. A further shower room adds extra convenience.

For those looking to add even more value, the property offers excellent scope for a loft conversion (subject to planning permissions), giving buyers the opportunity to create additional living space.

Externally, the home continues to impress with a generous rear garden, featuring a large decking area leading onto a lawn, as well as a useful outbuilding positioned behind the garage. There is ample parking available both on the driveway and on-road, along with garage access via a shared drive.

Perfectly positioned between North Heath and Erith Town Centre, the property is within easy reach of shops, amenities and Erith railway station, as well as excellent bus routes right on your doorstep. Well-regarded schools are also within walking distance, making this an ideal family home.

3 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

BEXLEY ROAD

ERITH DA8 3SP

- 3 DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- LARGE THROUGH LOUNGE WITH SEPERATE DINING AREA
- BATHROOM AND SHOWER ROOM
- EXTENDED TO REAR AND FURTHER ROOM TO EXTEND IN THE LOFT SPACE SUBJECT TO PLANNING
- LARGE DRIVEWAY AND GARAGE
- CLOSE TO SHOPS/SCHOOLS/STATION
- EPC D
- COUNCIL TAX BAND D
- 1083 SQ FT

