



3 Bedroom older style end terrace house well positioned for Bexleyheath train station, town centre and amenities

£1,850 Per month

Hazell Holland



Hazell Holland
SALES & LETTINGS

Sandford Road
Bexleyheath
Kent
DA7 4AX

Entrance Hall

Lounge

13'2 to bay x 11'3 (4.01m to bay x 3.43m)

Dining Room

11'7 x 10'1 (3.53m x 3.07m)

Kitchen

8'4 x 7'3 (2.54m x 2.21m)

Conservatory

9'3 x 9'7 (2.82m x 2.92m)

Bathroom

7'4 x 5'1 (2.24m x 1.55m)

Landing

Bedroom 1

12' x 11' (3.66m x 3.35m)

Bedroom 2

10'1 x 7'7 (3.07m x 2.31m)

Bedroom 3

8'6 x 6'3 (2.59m x 1.91m)

Rear Garden

50' (15.24m)





Hazell Holland welcome this spacious end-terrace Victorian house. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this residence is its generous 50-foot garden, a wonderful outdoor space for gardening enthusiasts or for children to play. The garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues.

Location is key, and this property does not disappoint. It is within walking distance to Bexleyheath train station, making commuting to London and beyond a breeze. Additionally, the vibrant Bexleyheath Broadway shopping centre is just a short stroll away, offering a variety of shops, cafes, and restaurants to explore.

For those who require easy access to major roadways, the property benefits from excellent links to the A2 and M25, ensuring that travel to surrounding areas is both convenient and efficient.



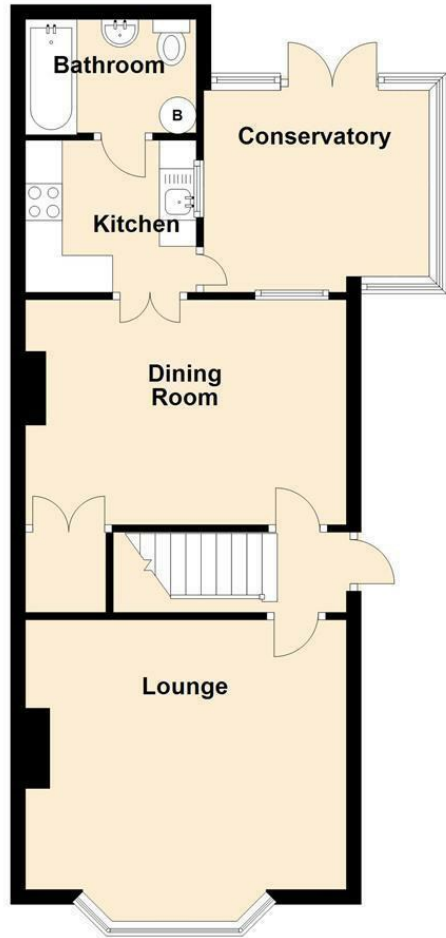
This Victorian home combines period charm with practical living, making it a wonderful opportunity for anyone looking to let in a desirable area.

DEPOSIT - 5 WEEKS RENT £2,134.00

HOLDING DEPOSIT £426.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £55,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £66,600

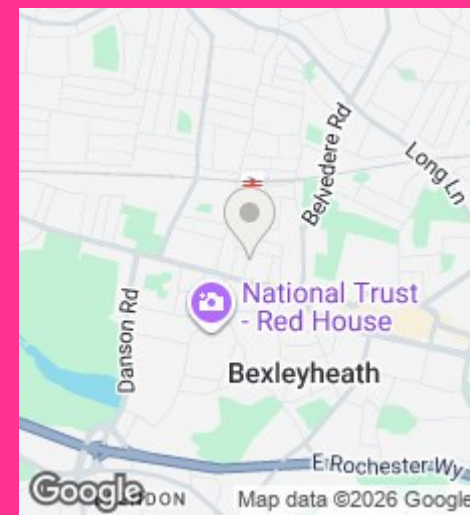
Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given. Plan produced by PlanUp.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

