



174, Murchison Avenue, Bexley DA5 3LL
Guide Price £325,000 - £350,000



Guide Price £325,000-£350,000 Chain free and recently refurbished throughout by the current vendors, this two bedroom ground floor maisonette presents a superb opportunity for a first time buyer or those seeking convenient ground floor living. Ideally located within walking distance of a selection of local shops, schools, Bexley Woods, Albany Park Station and all other transport links, the property offers both comfort and convenience. The accommodation comprises an entrance hall, newly fitted bathroom, two bedrooms, a spacious living room and a newly fitted kitchen. Externally, the property benefits from a front garden with potential to create off street parking (subject to the usual consents), its own private and secluded rear garden with a re-seeded lawn, and a garage en bloc. Additional benefits include double glazing, gas central heating and a long lease. Please note there is no annual rent payment or service charge. Viewing is highly recommended to fully appreciate all that this property offers.

Local Authority: Bexley
Council Tax Band: C



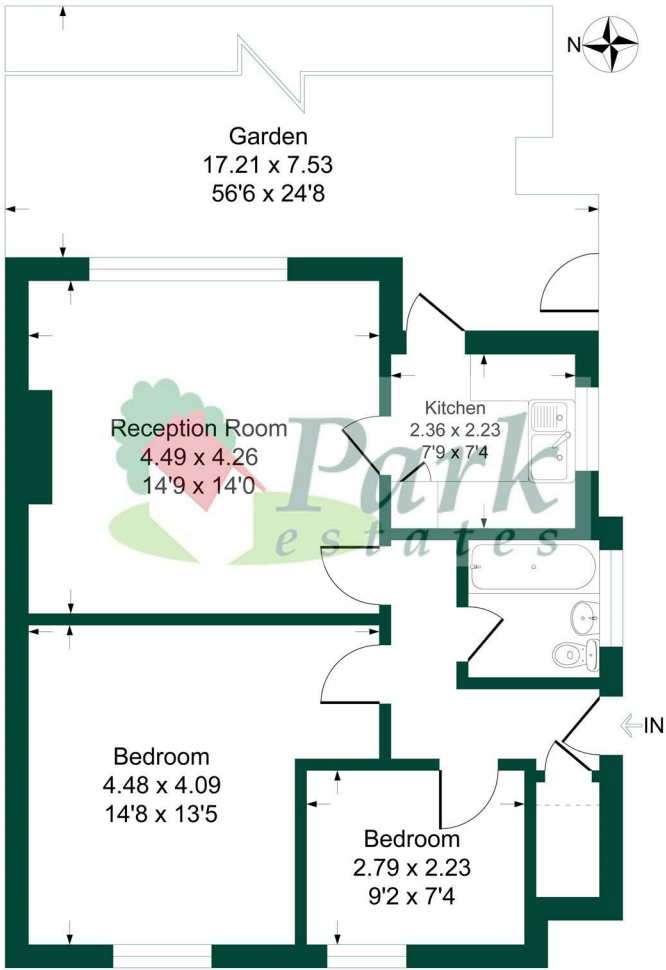
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Murchison Avenue, DA5

Approximate Gross Internal Area = 58.1 sq m / 626 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
England & Wales	EU Directive 2002/91/EC	



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

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.