



17, Bourne Mead, Bexley DA5 1PJ
Asking Price £450,000



Chain free three bedroom semi detached home overlooking Hall Place, ideally positioned for convenient access to all popular local amenities. Within walking distance of Old Bexley Village, Bexleyheath, Bexley Station, and a selection of well regarded primary and secondary schools — including Grammar Schools — this property presents an excellent opportunity for families seeking space, potential, and a superb location. Offering generous accommodation throughout, the property does require modernisation, allowing buyers to tailor the home to their own style. The ground floor comprises an entrance porch, entrance hall, kitchen, two reception rooms, and a ground floor WC. Upstairs, you will find three well proportioned bedrooms and a family sized bathroom.

Additional benefits include double glazing, and gas central heating. Externally, the home features a front garden with off street parking and a secluded rear garden — perfect for outdoor enjoyment. With a wealth of potential to extend subject to relevant planning and a highly sought after setting, early viewing is strongly recommended.

Local Authority: Bexley
Council Tax Band: D



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		
	60	79
England & Wales	EU Directive 2002/91/EC	

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60-62 High Street, Bexley, Kent DA5 1AH

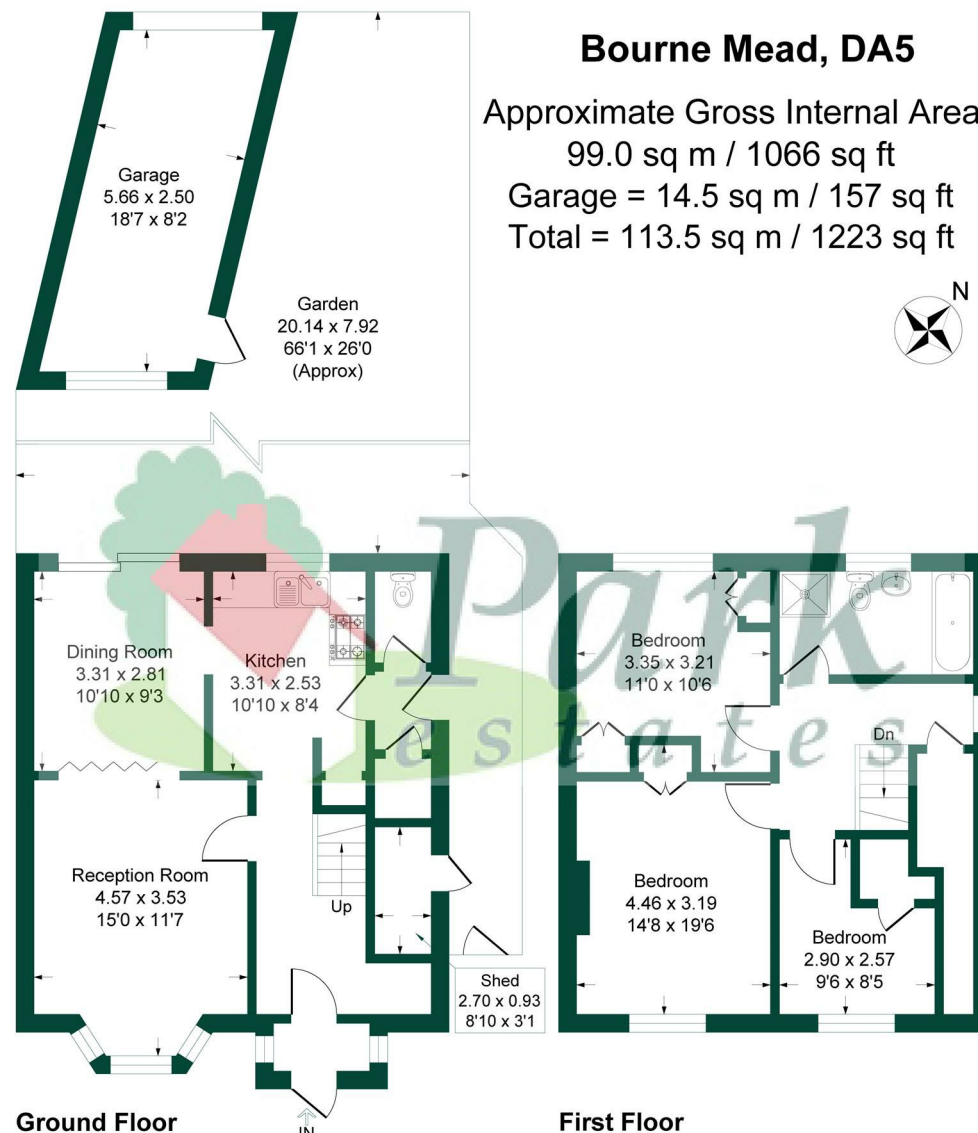
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Bourne Mead, DA5

Approximate Gross Internal Area
99.0 sq m / 1066 sq ft

Garage = 14.5 sq m / 157 sq ft

Total = 113.5 sq m / 1223 sq ft



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.