



294, Long Lane, Bexleyheath DA7 5HZ  
Guide Price £475,000



Chain free, three bedroom semi detached house ideally positioned for a wide range of popular local amenities including a selection of well regarded schools, shops, restaurants, The Pantiles, Pickford Lane, Bexleyheath station and all other transport links. An ideal family home, the property offers excellent potential to extend (subject to the relevant planning consents) with the current accommodation comprising an entrance hall, one reception room, and a kitchen/diner overlooking the rear garden. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from off street parking to the front and a large secluded rear garden. Additional features include a garage, double glazing and gas central heating. Viewing is highly recommended to appreciate the potential of this chain free home.

Local Authority: Bexley  
Council Tax Band: D

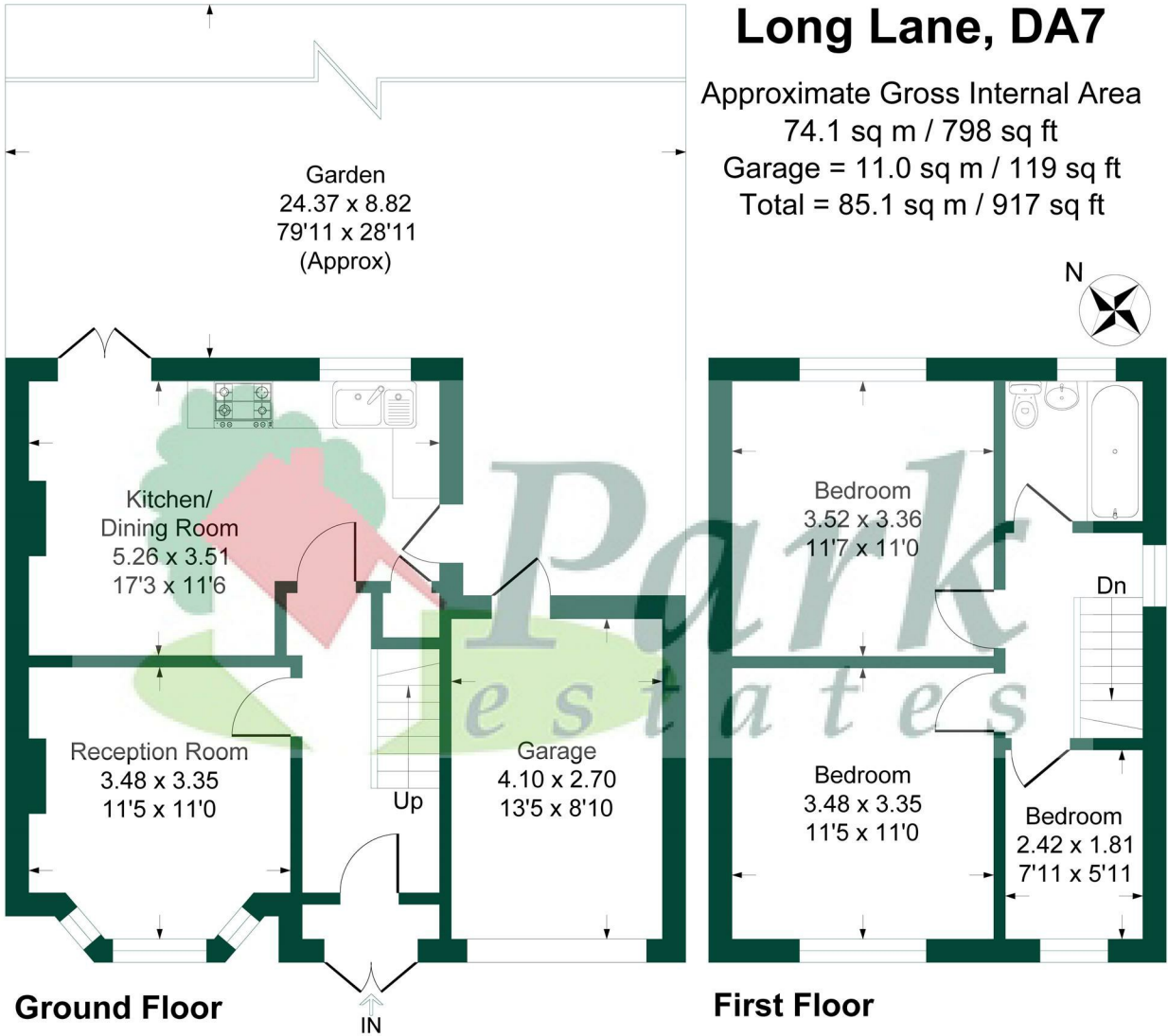
| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>63</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>63</b> |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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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**

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