



## Lynsted Close, , South Bexleyheath, Kent, DA6 7PR

- Well presented
- Close to a range of schools
- Three bedrooms
- Ground floor WC & first floor bathroom
- Floor Area: 1040 sq ft
- Great central location
- Easy access to A2/M25 links
- Two reception rooms
- Call Hunters to view
- EPC Rating: D

**£2,100 Per Month**





# Lynsted Close, , South Bexleyheath, Kent, DA6 7PR

## DESCRIPTION

**\*\* AVAILABLE MID - END OF MAY \*\***

Hunters are delighted to offer to the market this semi detached family home which is located within a quiet cul de sac giving great access to the local schools, shops, transport and A2/M25 links.

The accommodation on offer comprises of an entrance hall, lounge to the front and an enlarged dining room to the rear of the home, from here you can access the kitchen, WC and garage.

To the first floor there are three bedrooms and a family bathroom.

Externally there is a good size rear garden and off road parking to the front for 2/3 cars.

Call Hunters now to arrange your viewing!









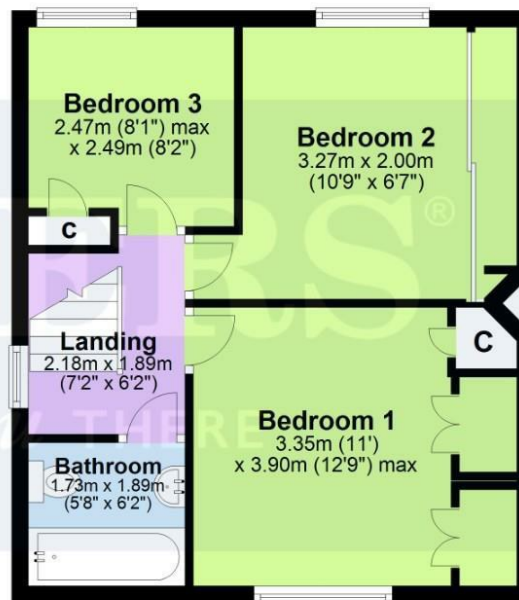
## Ground Floor

Approx. 60.8 sq. metres (654.1 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

### Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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 |   |                         |           |
| England & Wales                             |   | 63                      | 82        |
|                                             |   | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.