



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.

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

Local Authority: Bexley
Council Tax Band: D



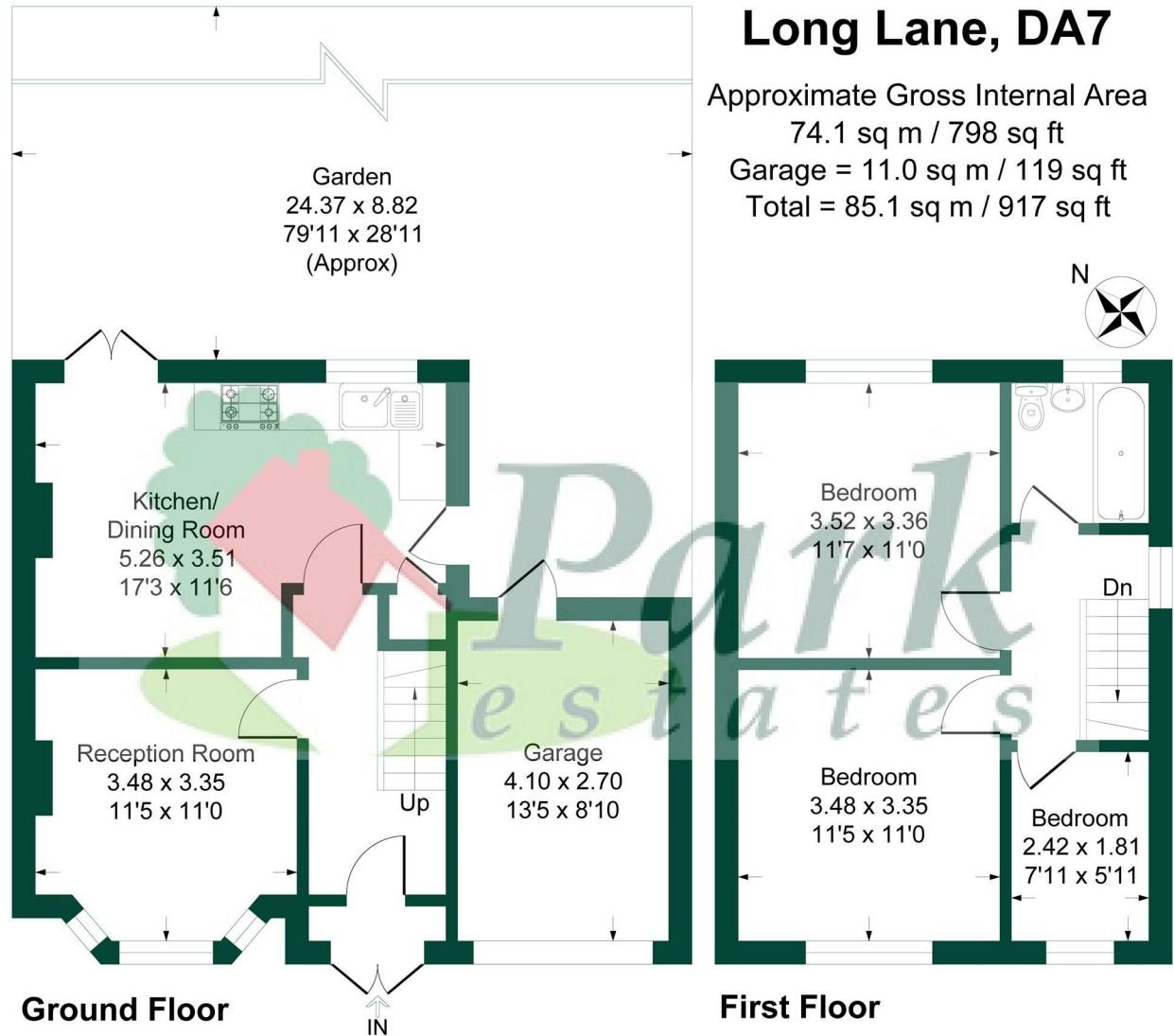
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Long Lane, DA7

Approximate Gross Internal Area
74.1 sq m / 798 sq ft
Garage = 11.0 sq m / 119 sq ft
Total = 85.1 sq m / 917 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.