



34, Bristow Road, Bexleyheath DA7 4QA  
Asking Price £275,000



Chain free and ideally located just a short walk from Bexleyheath Station, this two double bedroom first floor maisonette offers convenient access to a selection of local shops, schools and all other transport links. An excellent first time purchase or buy to let investment, the property comprises an entrance hall, spacious reception room, two double bedrooms, bathroom and kitchen. Additional benefits include double glazing, electric storage heating and a private rear garden. Early viewing is highly recommended to fully appreciate the potential of this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Local Authority: Bexley

Council Tax Band: B



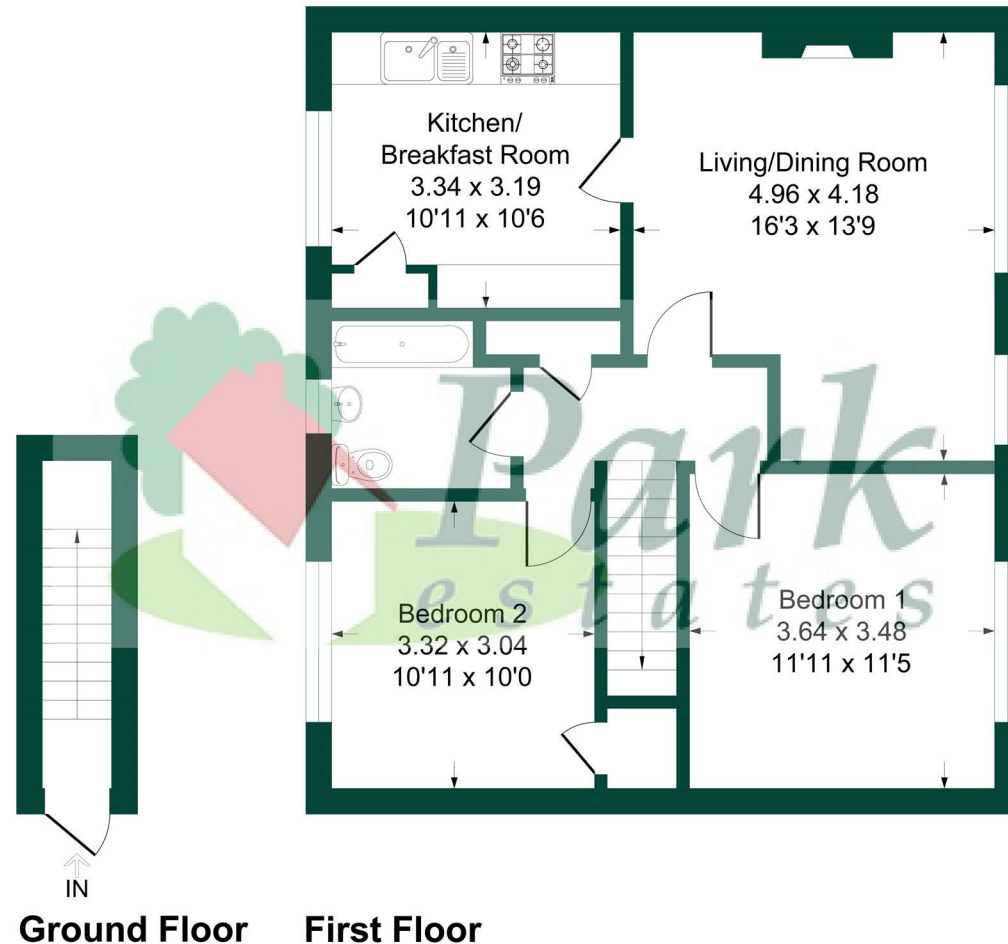
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## Bristow Road

Approximate Gross Internal Area = 68.6 sq m / 739 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.