



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£350,000**

**Freehold**

3x 1x 2x

**Garrard Close,**  
**Bexleyheath, Kent, DA7**

*Wards*  
Helping you move forwards



## Accommodation

### GROUND FLOOR

Entrance Porch  
 Entrance Hall  
 Lounge: 15'0 x 11'0 (4.58m x 3.36m)  
 Dining Room: 10'7 x 6'10 (3.23m x 2.08m)  
 Kitchen: 11'0 x 7'0 (3.36m x 2.14m)  
 Shower Room

### OUTSIDE

Driveway to Front  
 Garden to Rear

### FIRST FLOOR

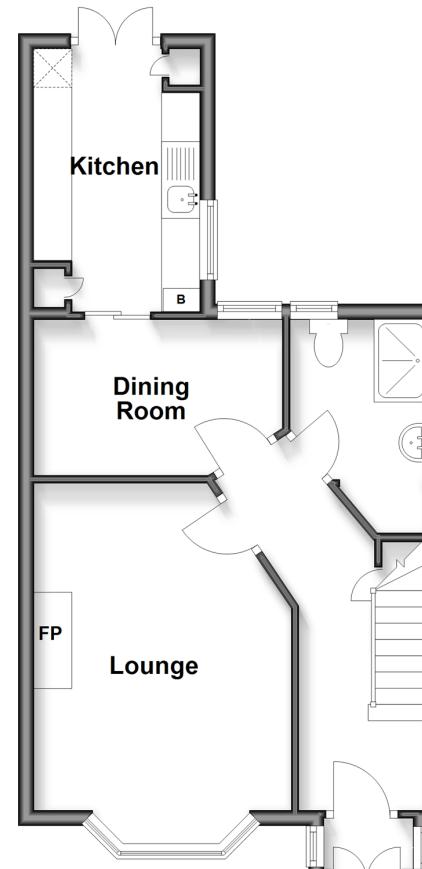
Landing  
 Bedroom 1: 14'2 x 11'2 (4.32m x 3.41m)  
 Bedroom 2: 9'0 x 8'8 (2.75m x 2.64m)  
 Bedroom 3: 9'0 x 8'0 (2.75m x 2.44m)

## Main features

- 3 bedroom extended family house
- Driveway to front
- In need of some updating
- Small yet sunny garden and it backs directly onto Russell Park
- Cul de sac location convenient for the rail station, Broadway and local schools

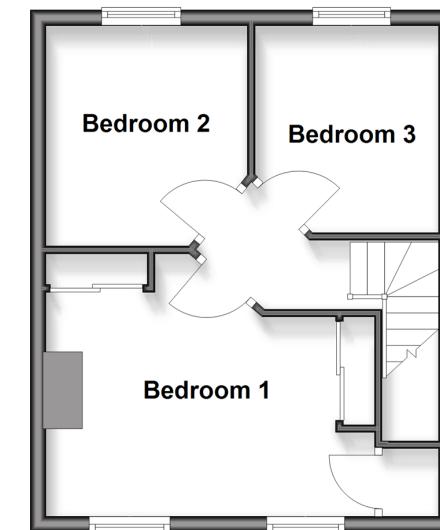
### Ground Floor

Approx. 41.8 sq. metres (449.4 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.5 sq. feet)



Call Barnehurst - 01322 335525 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale