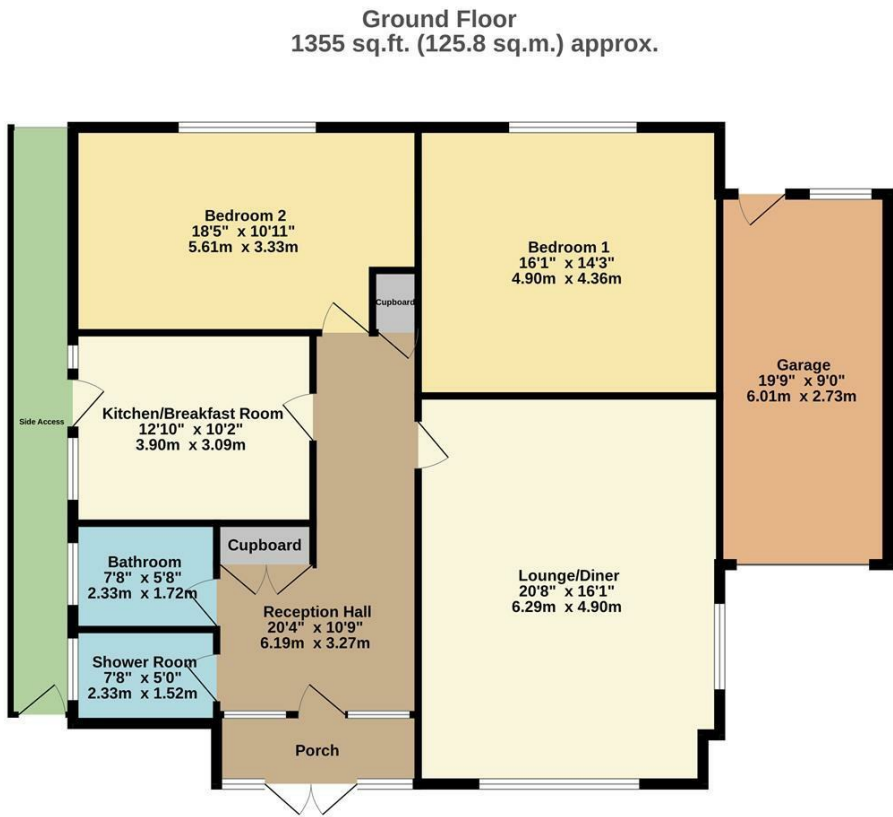


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1355 sq.ft. (125.8 sq.m.) approx.
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HEATH ROAD
BEXLEY DA5 2DP

Offers over £600,000



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www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Situated on the ever-popular Heath Road in Bexley, this detached bungalow offers generous single-storey living with excellent potential and a highly convenient location. Set back from the road with a driveway providing off-street parking for one car and an integral garage, the property is ideal for those seeking a well-proportioned home that can be enhanced with minor decorative works to suit their own taste.

The accommodation extends to approximately 1,355 sq. ft. and is arranged around a central reception hall. A spacious lounge/diner provides an excellent main living space with plenty of room for both relaxation and entertaining, while the kitchen/breakfast room offers direct side access, making it practical for day-to-day living. There are two well-sized double bedrooms, a bathroom and a separate shower room, adding flexibility and convenience, along with useful storage cupboards throughout. The layout lends itself well to a variety of buyers, including downsizers, families, or those looking for a bungalow with scope to personalise.

Heath Road is well positioned for local amenities, with a range of shops, cafés and services available nearby in Bexley Village, as well as larger retail options within easy reach in Bexleyheath. The area is well served by transport links, with nearby rail stations offering regular services into London, making it suitable for commuters, while road connections provide straightforward access to surrounding areas and the wider Kent and South East London road network.

The property also benefits from being close to a selection of well-regarded primary and secondary schools, making it an attractive option for families looking to settle in the area. With its detached status, practical layout and sought-after location, this bungalow represents a fantastic opportunity to acquire a home with plenty of potential in a desirable part of Bexley.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

HEATH ROAD

BEXLEY DA5 2DP

- Chain Free
- Two Bedroom Detached Bungalow
- Large Rooms Throughout
- Garage and Driveway
- Potential For Modernisation
- Highly Sought After Location
- EPC 64D
- Council Tax Band F
- Ideal For Downsizers

