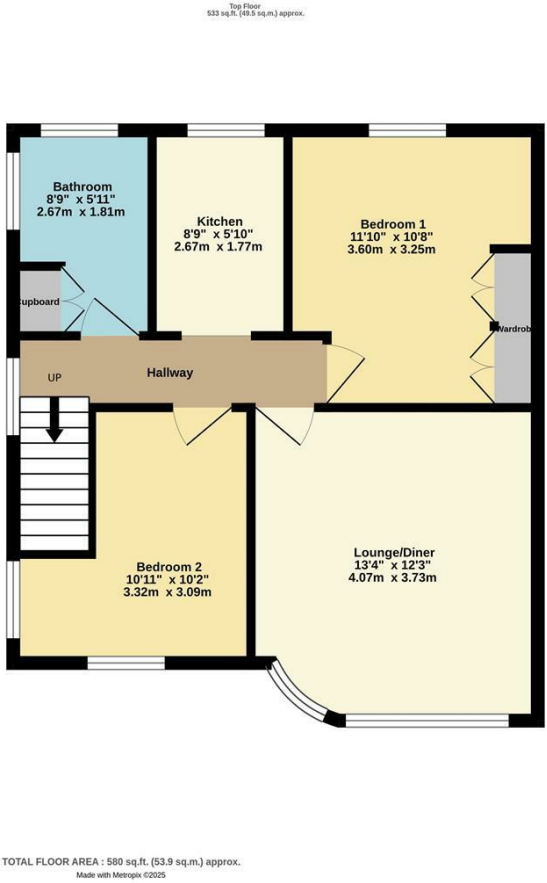


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CASTLETON AVENUE BEXLEYHEATH DA7 6QT

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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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Located on the sought-after Castleton Avenue in Barnehurst, this beautifully presented first floor maisonette offers a perfect blend of style, comfort and practicality. With generous internal space the property features two well-proportioned bedrooms, with the master bedroom offering fitted wardrobes, a bright and spacious lounge/diner ideal for both relaxing and entertaining, a contemporary fitted kitchen, and a modern, tastefully finished bathroom. The home is in very good condition throughout and has been thoughtfully upgraded with shutters fitted throughout, offering both style and privacy.

One of the standout features is the private, west-facing rear garden, which has been thoughtfully landscaped to include a patio area, low-maintenance artificial grass, and a superb cabin that provides excellent versatility – perfect for use as a home gym, office or additional storage space. The garden is also equipped with power outlets, adding even more functionality to the outdoor space. The property benefits from its own private entrance with an internal staircase leading to a welcoming hallway, complete with a useful storage cupboard.

With approximately 186 years remaining on the lease, this property offers peace of mind for years to come. Located within easy reach of Barnehurst Station, local schools, shops and green spaces, it's an ideal home for first-time buyers, downsizers, or investors looking for a well-maintained and well-located property.

Early viewing is highly recommended to appreciate everything this home has to offer.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CASTLETON AVENUE

BEXLEYHEATH DA7 6QT

- Two Bedroom First Floor Maisonette
- Sought After Location
- Fantastic Condition Throughout
- Beautiful Landscaped Garden
- Good Transport Links
- Close To Good Schools
- Healthy Lease
- EPC D66
- Council Tax Band C
- Ideal First Home

