



**Guide Price**  
**£525,000**

**Freehold**

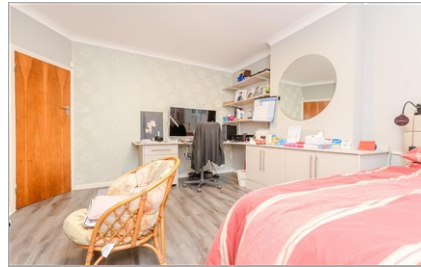
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**Mayfair Avenue,  
Bexleyheath, Kent, DA7**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- An extended semi detached house
- Ground floor cloakroom
- Good sized garden with summer house
- Integral garage to side and a multi car driveway
- Walking distance of rail station and ideal for local schools

## Accommodation

### GROUND FLOOR

Entrance Porch  
 Cloakroom  
 Entrance Hallway  
 Lounge: 14'0 x 12'0 (4.27m x 3.66m)  
 Kitchen: 16'10 x 7'10 (5.13m x 2.39m)  
 Dining Area: 12'0 x 12'0 (3.66m x 3.66m)  
 Conservatory: 11'9 x 10'4 (3.58m x 3.15m)

### FIRST FLOOR

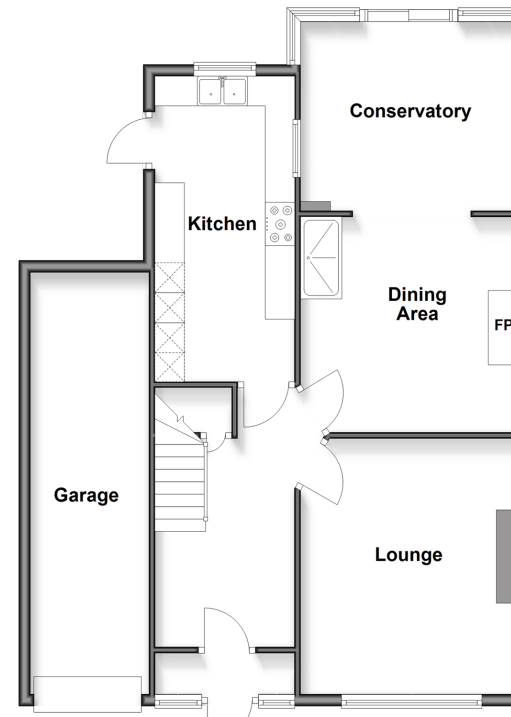
Landing  
 Bedroom 1: 14'0 x 11'3 (4.27m x 3.43m)  
 Bedroom 2: 15'0 x 13'6 (4.58m x 4.12m)  
 Bedroom 3: 12'0 x 12'0 (3.66m x 3.66m)  
 Shower Room  
 Separate Toilet

### OUTSIDE

Garage  
 Driveway to Front  
 Front Garden  
 Rear Garden  
 Summerhouse  
 Shed

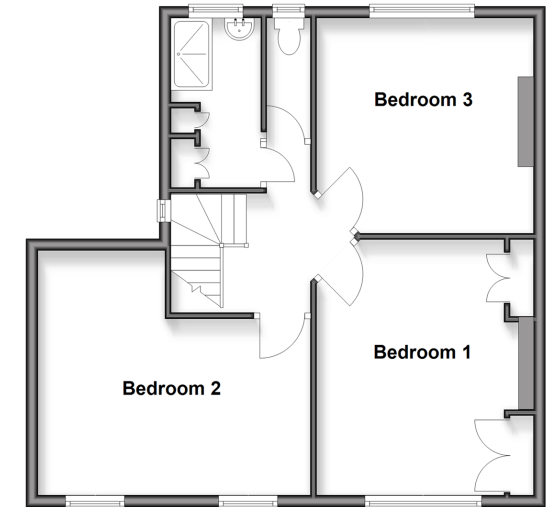
### Ground Floor

Approx. 82.3 sq. metres (885.7 sq. feet)



### First Floor

Approx. 57.6 sq. metres (619.8 sq. feet)



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



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