



7 Pelham Cottages, Vicarage Road, Bexley DA5 2AN  
Asking Price £600,000



**PUBLIC NOTICE**

7 Pelham Cottages, Vicarage Road, Bexley, Kent, DA5 2AN

We are acting in the sale of the above property and have received an offer of £595,000.....

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place  
EPC Rating: C

Offered with no onward chain and sold as seen is this home, just a short walk to the station, convenient access to all local family home, set in a quiet residential area, the property offers a well laid out floor plan comprising of entrance hall, reception room and an open plan living area. To the first floor there are three bedrooms.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Local Authority: Bexley  
Council Tax Band: F



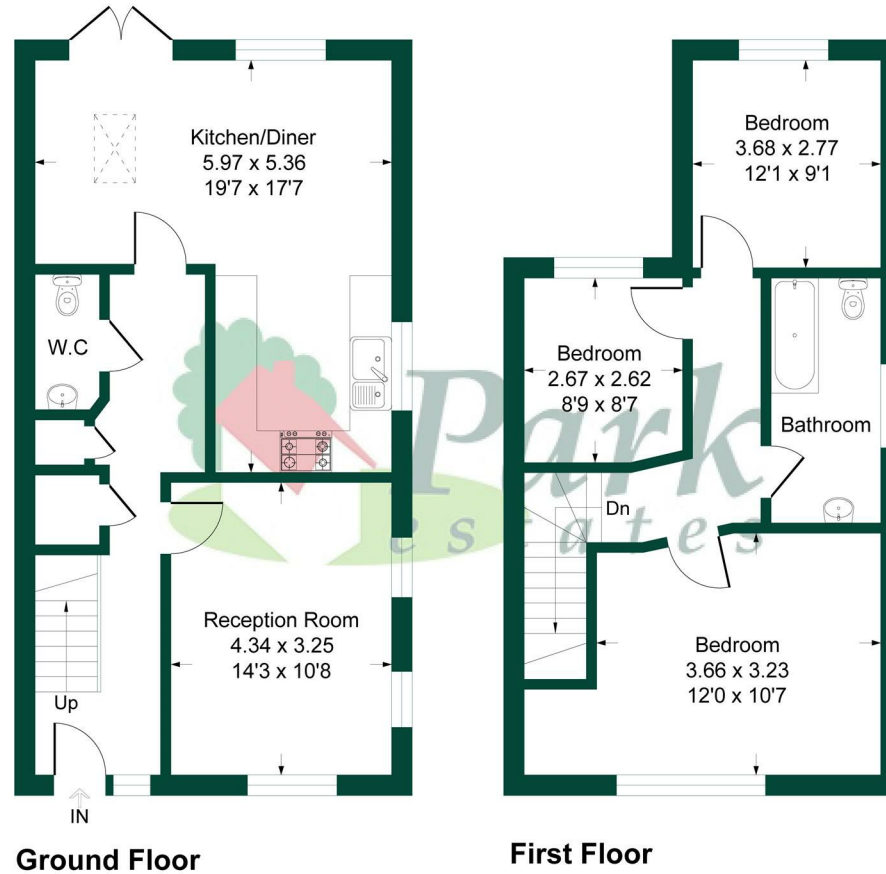
**01322 553322**

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www.parkestates.co.uk

**Pelham Cottages**

Approximate Gross Internal Area = 98.5 sq m / 1060 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.