



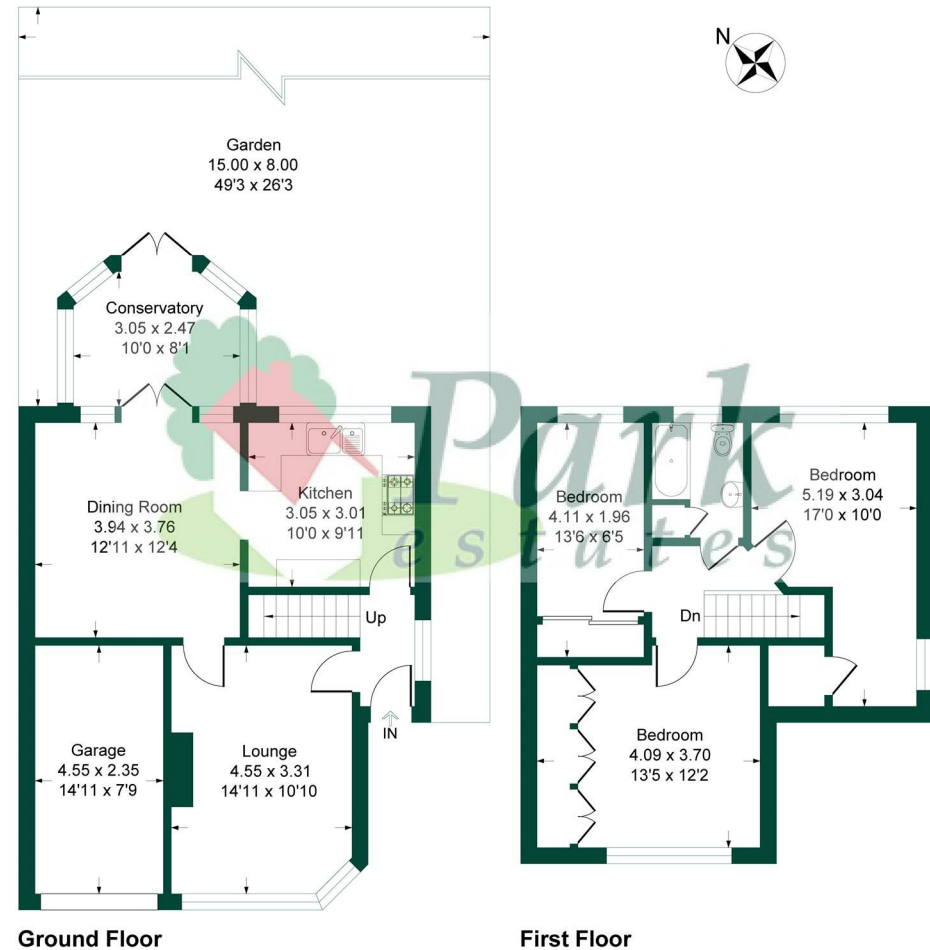
7, Margaret Road, Bexley DA5 1DX
Guide Price £500,000



Guide Price £500,000-£525,000 CHAIN FREE and positioned within a quiet close, this larger than average three bedroom semi detached home enjoys convenient access to a selection of well regarded primary and secondary schools, Danson Park, local shops, and excellent transport links. A superb family home, it offers generous accommodation with clear potential to extend (subject to the relevant planning permissions). The ground floor comprises an inviting entrance hall, two spacious reception rooms—one opening directly into the kitchen—and a modern double glazed conservatory overlooking the rear garden. Upstairs, you will find three well proportioned bedrooms and a family bathroom. Externally, the property features both front and rear gardens, with the front providing valuable off street parking. Additional benefits include double glazing and gas central heating. Early viewing is highly recommended.

Margaret Road, DA5

Approximate Gross Internal Area = 98.9 sq m / 1065 sq ft
 Garage = 10.6 sq m / 115 sq ft
 Total = 109.5 sq m / 1180 sq ft



Local Authority: Bexley
 Council Tax Band: E

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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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

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