



\* OVER 150 YEAR LEASE \* PARKING TO THE FRONT \*

\* REAR GARDEN VIA SIDE ACCESS \*

\* TWO BEDROOM FIRST FLOOR MAISONETTE \* MODERN FITTED KITCHEN \*

\* NO FORWARD CHAIN\* SPACIOUS BATHROOM \*

\* CLOSE TO LOCAL SCHOOLS AND AMENITIES \*

\* SHORT WALK TO SHOPS \* SPACIOUS RECEPTION ROOM \*



**117 Woodside Lane**  
Bexley, DA5 1EY

**Guide Price £285,000 -  
£295,000**

Situated in the residential area of Woodside Lane, Bexley, this well presented two-bedroom first floor maisonette offers both comfort and convenience. The spacious accommodation is bright and airy, thoughtfully designed to create a welcoming home that's ideal for first-time buyers, downsizers, or investors looking for a low-maintenance property. The property offers a lease of over 150 years and is offered with NO FORWARD CHAIN...



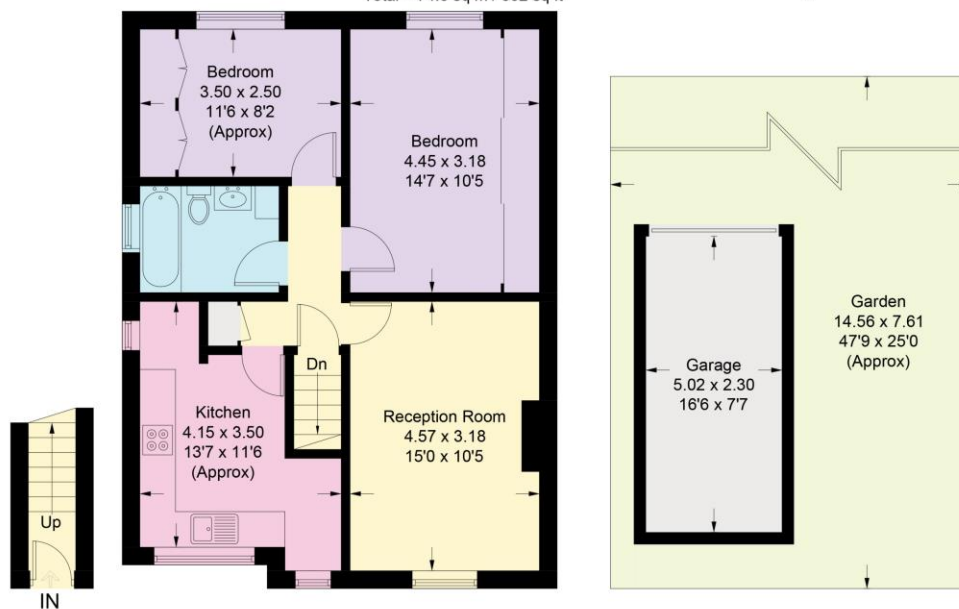
EPC RATING C

COUNCIL TAX BAND C

LEASE TERM 152 YEARS REMAINING

### Woodside Lane, Baxley, DA5

Approximate Gross Internal Area = 63 sq m / 678 sq ft  
Garage = 11.5 sq m / 124 sq ft  
Total = 74.5 sq m / 802 sq ft



Ground Floor First Floor

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 on behalf of Village Estates (ID663325)

We understand this property is Leasehold.

#### VIEWING:

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm**

#### SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.