



- * TWO BEDROOM TERRACED HOUSE * OFF ROAD PARKING *
- * CLOSE PROXIMITY TO MULTIPLE PRIMARY & SECONDARY SCHOOLS *
- * SHORT WALK TO ALBANY PARK STATION *
- * UPDATED ROOF FROM THE ORIGINAL *
- * FRONT PORCH & REAR EXTENSIONS * EPC RATED C *
- * COUNCIL TAX BAND D *



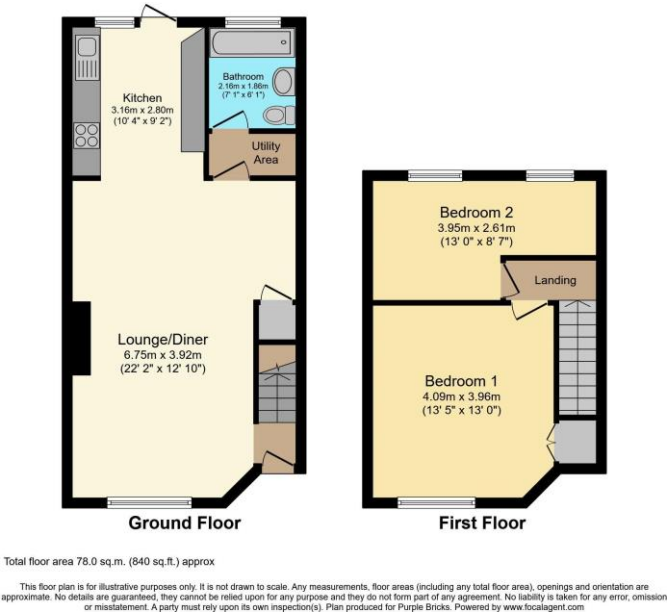
99 Howard Avenue
Bexley, DA5 3BA

£425,000

Situated on the ever-popular Howard Avenue in Bexley, this well-presented and extended two-bedroom mid-terrace home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families, or those looking to downsize. The property has been thoughtfully extended to the ground floor, creating a practical and well-balanced layout. The accommodation includes a bright and welcoming living area, a fitted kitchen, a useful utility space, and a contemporary ground floor bathroom. Upstairs, there are two generously proportioned bedrooms, with the added benefit of an air conditioning unit on the first floor, providing year-round comfort. Externally, the property boasts a beautifully landscaped rear garden of generous proportions, offering an excellent space for outdoor entertaining, family activities, or simply relaxing. To the front, there is off-road parking for one vehicle, while double glazed windows throughout contribute to the home's energy efficiency and comfort. Conveniently located within easy reach of local shops, well-regarded schools, transport links, and amenities, this attractive home combines practical living with desirable outdoor space in a sought-after Bexley location. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



EPC RATING C
COUNCIL TAX BAND D



We understand this property is Freehold.

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.