

**SELLING & RENTING
HOMES**

— Since 2005 —



LAND ESTATES

SALES, LETTINGS & MANAGEMENT



SOUTH FLEET ROAD BEAN

£1,425 Per Month

- Two bedroom house.
- Great location.
- Walking distance to transport options.
- Private garden.
- Walking distance to schools.
- Near Bluewater Shopping Centre.

Land Estates are excited to offer this two-bedroom house, located in the charming area of Bean.

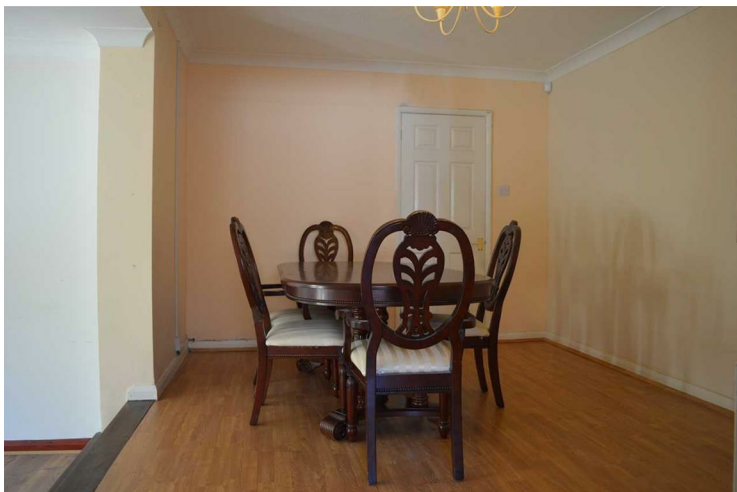
This inviting home features a spacious entrance hall that leads to a cosy lounge and a generous kitchen/diner.

The first floor includes two double bedrooms, both with built-in wardrobes for ample storage, and a well-appointed family bathroom. Additional highlights include a boarded loft space for storage, as well as a lovely rear garden perfect for outdoor activities.

Conveniently situated within walking distance of Beacon Wood Country Park and various schools, this property also offers easy access to transport links to Blue Water and motorway links to London and the cost for hassle-free commuting.

The Council Tax band for this property is B.

This property is offered unfurnished and available from early March.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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