



- \* NO FORWARD CHAIN \* SPACIOUS THREE BEDROOM SEMI DETACHED \*
- \* LARGE REAR GARDEN \* TWO RECEPTION ROOMS \*
- \* EXTENDED TO THE REAR ON THE GROUND FLOOR \*
- \* GROUND FLOOR W/C \* CLOSE TO BEXLEYHEATH STATION \*
- \* GOOD SCHOOL CATCHMENT AREA \* MODERNISATION REQUIRED \*
- \* OFF ROAD PARKING AND GARAGE TO SIDE \*



**22 Marlborough Road**  
Bexleyheath, DA7 4UL

**£500,000 - £525,000**

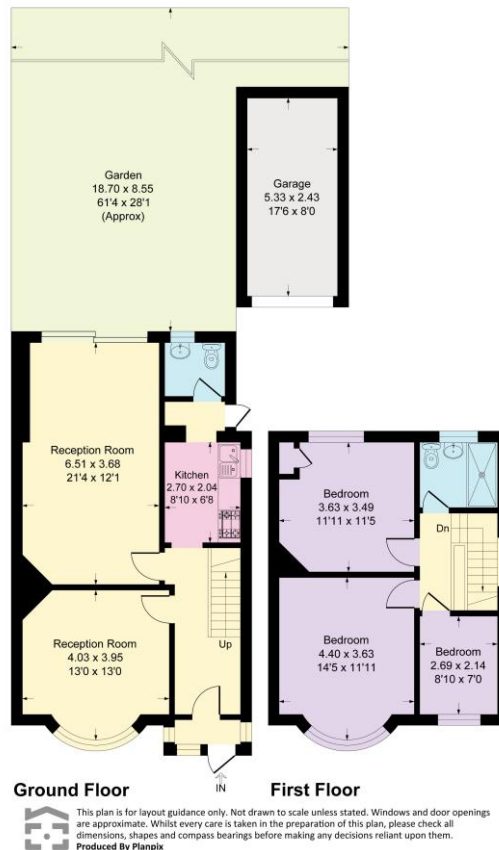
Positioned on the sought-after Marlborough Road in Bexleyheath, this three-bedroom semi-detached house presents an exceptional opportunity for buyers looking to create a dream home tailored to their tastes. Offering the perfect blend of potential and location, this property requires modernisation, giving you the chance to put your own stamp on every room. Offered with NO FORWARD CHAIN...



**EPC RATING D**  
**COUNCIL TAX BAND E**

### Marlborough Road, DA7

Approximate Gross Internal Area = 104.3 sq m / 1123 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Total = 117.2 sq m / 1262 sq ft



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.