



Rochester Drive, Bexley, DA5 1PY

**£2,300 Per Month**

Westmount Estates have the pleasure in offering this beautifully presented three-bedroom home located in the desirable Bexley location which has excellent transport links and close proximity to local schools including Beths Grammar.

Internally the property boasts a spacious open plan living to dining area, modern fitted kitchen, downstairs W.C, three generous bedrooms and a feature bathroom. Externally to the rear is a large garden with a separate storage unit and driveway to front for off street parking.

This home is perfect for both families or professionals looking for comfort and convenience. Don't miss out on this fantastic opportunity! Contact us today to arrange a viewing and make this lovely house your new home.



**ENTRANCE**

**ENTRANCE HALL**



**BEDROOM ONE**



**BEDROOM TWO**



**DOWNSTAIRS W.C**

**OPEN LIVING ROOM/DINING ROOM**



**KITCHEN**



**BEDROOM THREE**



**STAIRS AND LANDING**

**BATHROOM**



**REAR GARDEN**



**OUT BUILDING**

**FRONT GARDEN/DRIVEWAY**



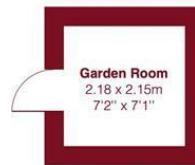


## Floor Plan

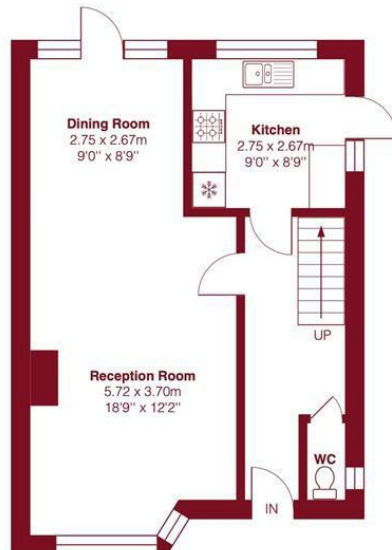


## Rochester Drive DA5

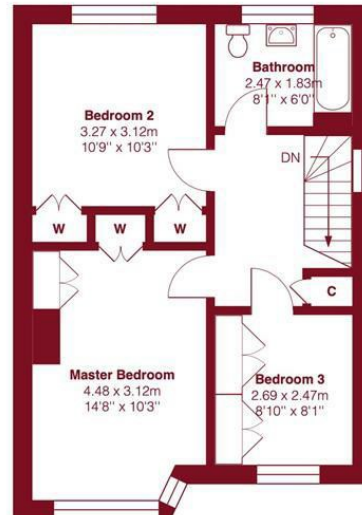
Total Area: 93.4 m<sup>2</sup>... 1005 ft<sup>2</sup>



## Out Building



### Ground Floor



### First Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Area Map



### Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                           |  | Current                                                                                      | Potential |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  | <p>71</p>                                                                                    | <p>84</p> |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                   |  | <p></p> |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                                                                                              |           |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                                                                                      | Potential |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                                                                              |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>                                                                                                                                                                                                                                                                   |  | <p></p> |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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