



Pickford Lane, Bexleyheath
 , DA7 4QT

Offers In Excess Of £325,000



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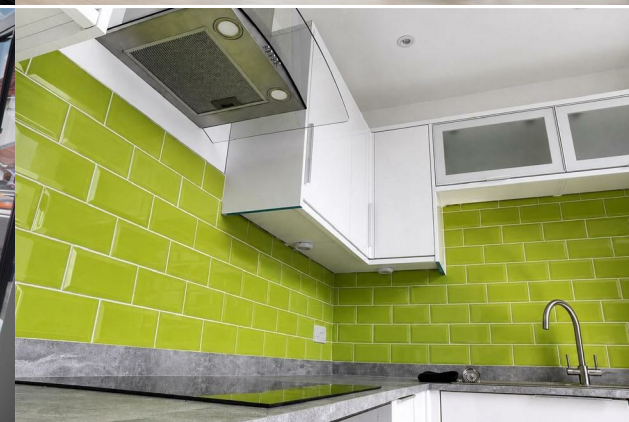
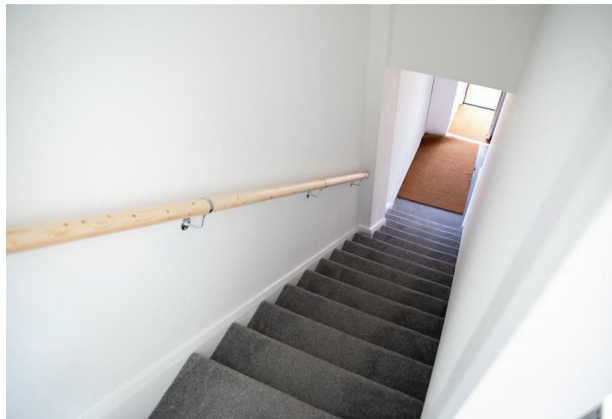
DESCRIPTION

An excellent opportunity to acquire this spacious split-level maisonette, situated above commercial premises on a popular road and conveniently located close to a wide range of local amenities and excellent transport links, including Bexleyheath Station.

The property offers well-proportioned accommodation comprising three double bedrooms, a open plan living room, kitchen and dining room. Further benefits include a modern shower room, double glazing, and gas central heating.

The property is ideally positioned for everyday convenience, with supermarkets, shops, cafés, restaurants and bars all within easy reach, together with local medical facilities and schools. Danson Park is also nearby, offering an excellent range of recreational and sporting facilities, including football pitches, tennis courts, bowling greens, obstacle courses, an outdoor gym and cycle routes. The park also features a popular children's playground with a water play area, while its lake provides opportunities for boating, sailing and rowing.

With a total internal area of approximately 81 sqm, the property provides generous living space and is offered to the market CHAIN FREE. There is also no service charge, making this an attractive opportunity for both owner-occupiers and investors.



ROOMS

ENTRANCE

FIRST FLOOR LANDING

OPEN PLAN LIVING
13'3 x 11'6

KITCHEN AREA
11'3 x 10'2

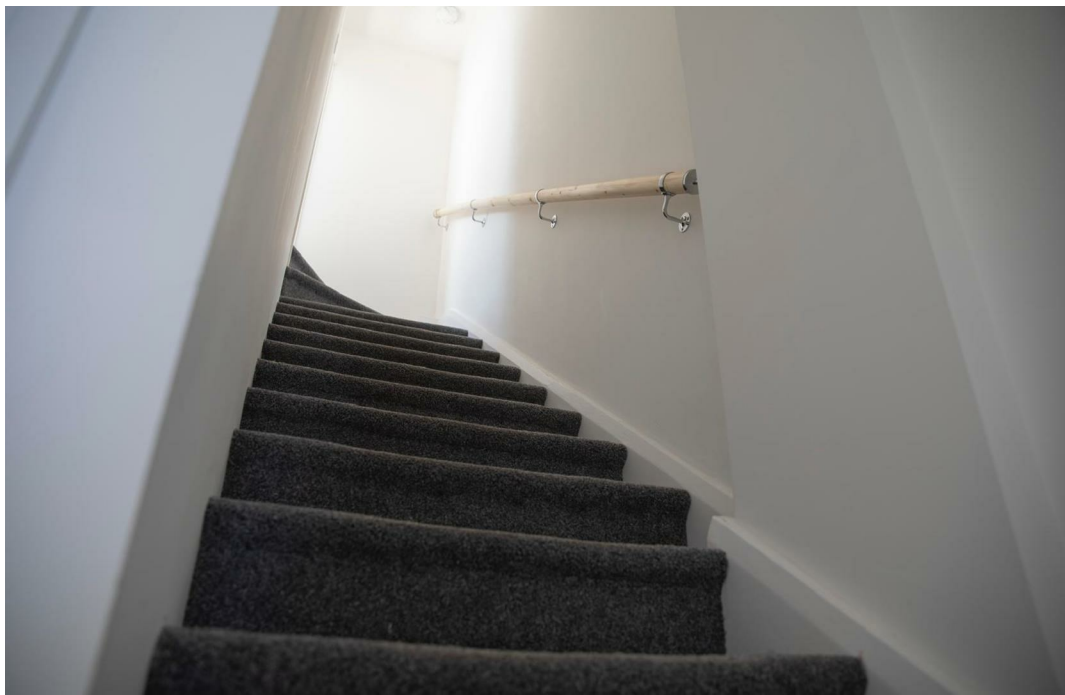
BEDROOM TWO
11'10 x 9'6

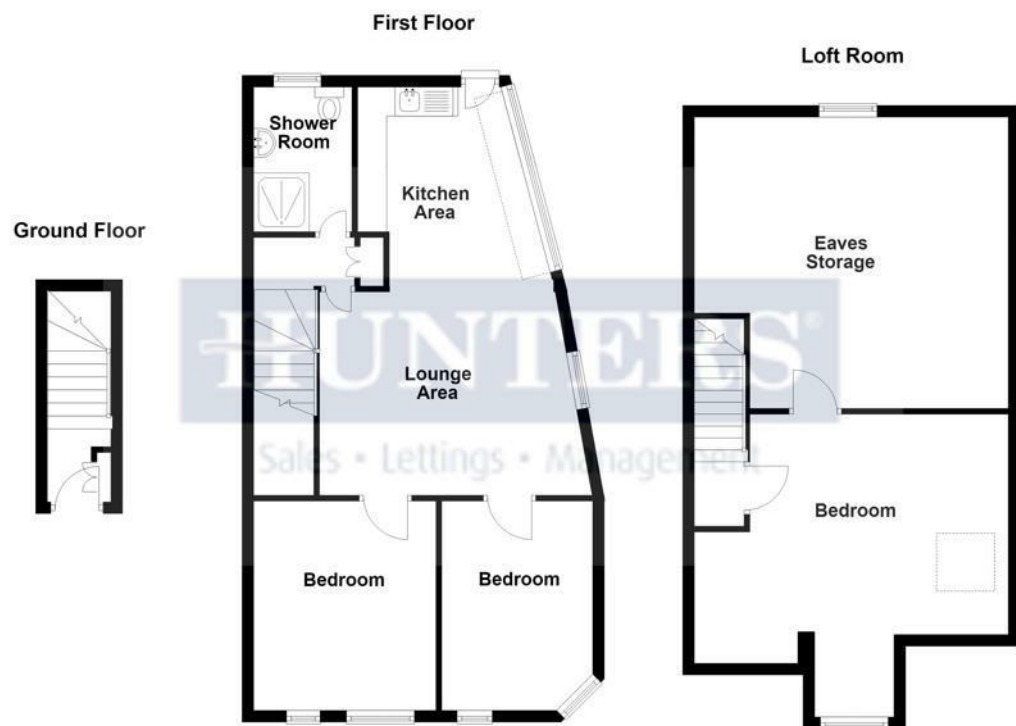
BEDROOM THREE
11'10 x 8'6

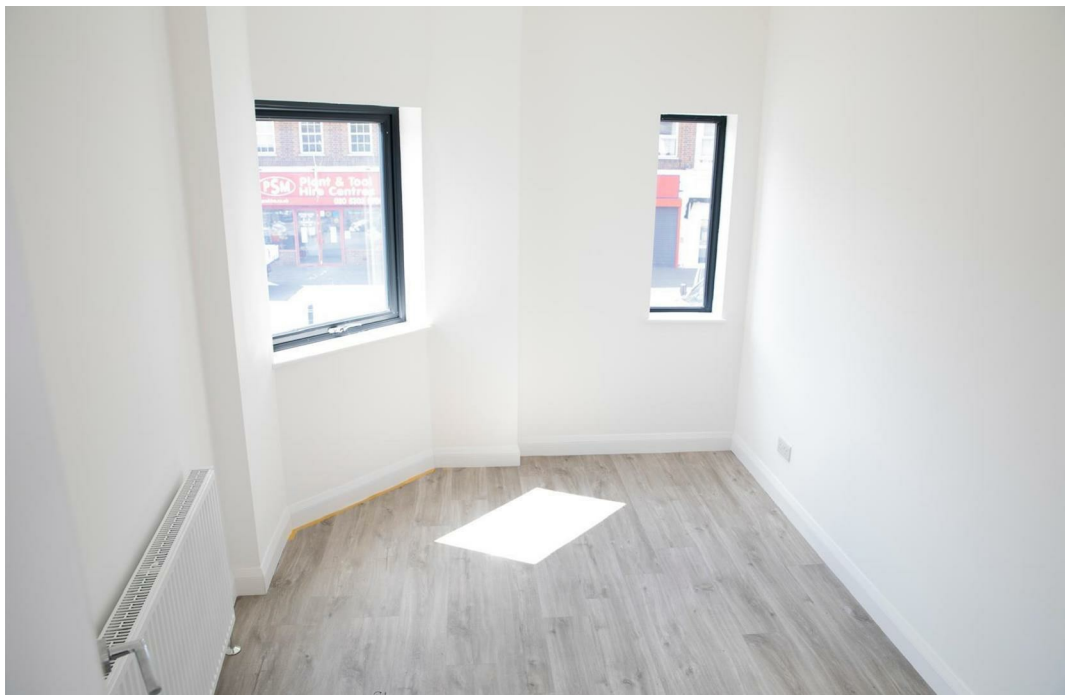
SHOWER ROOM

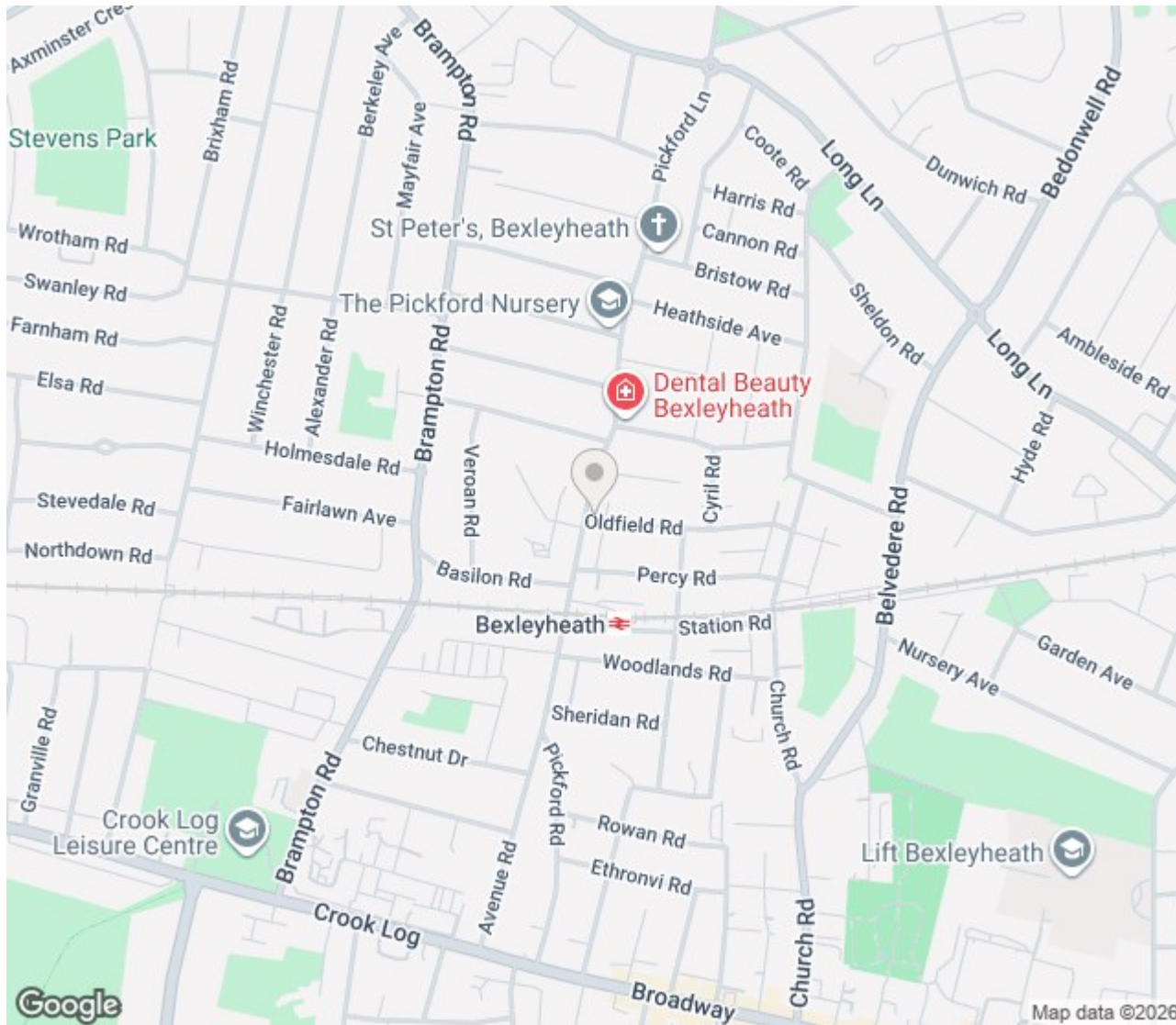
PRIMARY BEDROOM
18'1 x 14'1

EAVES STORAGE









ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.