



18 Lessness Avenue, Bexleyheath

- Chain free
- Large rear garden
- Room to extend (STPP)
- Good size kitchen
- Floor Area: 1314 sq ft
- Popular residential road
- Accessible to Elizabeth line
- Three bedrooms
- Call Hunters to view
- EPC Rating: D

Price Range £450,000

HUNTERS®

HERE TO GET *you* THERE

**** PRICE RANGE £450,000 - £475,000 ****

Offered to the market CHAIN FREE is this well maintained semi detached family home which has been lovingly cared for and enjoyed by the same owner for over 40 years, this must show how much of a great area this is and what a happy home this has been!

The property has great extension potential to the side, rear and up in the loft area, this would be subject to planning permission but as many in the area have done this I'm sure planning wouldn't be a problem.

The property is located on Lessness Avenue which offers everything a family would need, these include a range of schools, shops, open green spaces and transport all close by, with the added bonus of having the Elizabeth Line also within accessible distance!

The accommodation on offer comprises of an entrance porch which then leads in to the entrance hall, the two reception rooms have been made open plan giving you a lovely spacious and light room, from here you can also access the sun room.

The kitchen has been extended so now offers a good size space giving you enough room to use as a breakfast room, the lean to is accessed from here which then also leads to the WC and the garage.

To the first floor there are **THREE GOOD SIZE** bedrooms and the shower room.

Externally there is a beautifully kept rear garden which is a great size and gives plenty of space for all the kids toys!

This really is a lovely home which needs to be at the top of anyone's viewing list!

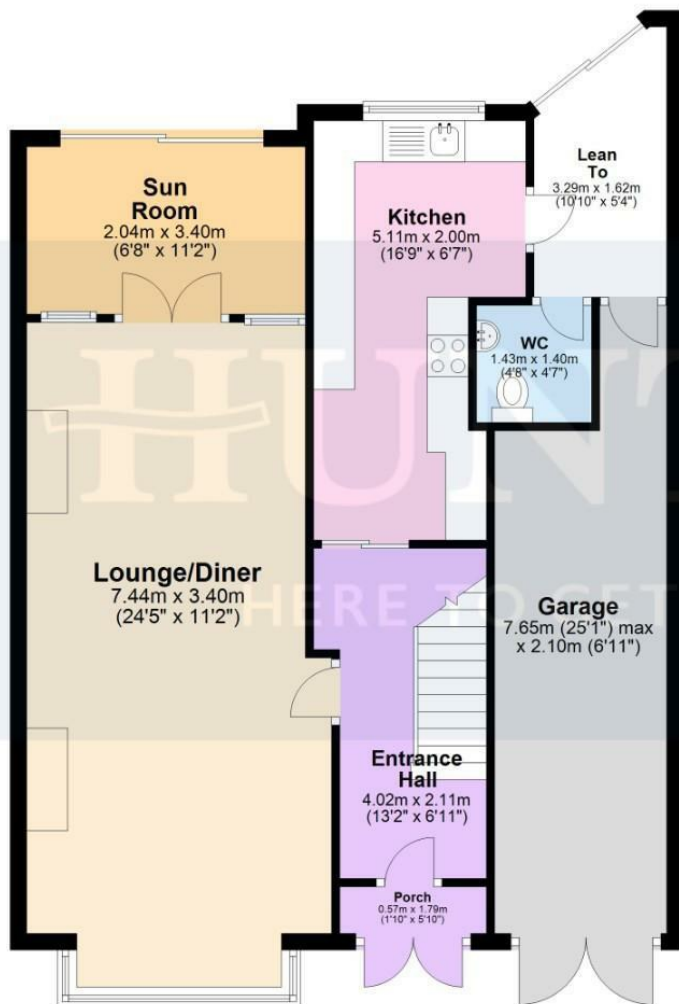
Call HUNTERS now to arrange your viewing!





Ground Floor

Approx. 78.0 sq. metres (839.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 122.1 sq. metres (1314.0 sq. feet)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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

Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



67 Mayplace Road East, Bexleyheath, DA7 6EA
Tel: 01322 318100 Email:
bexleyheath@hunters.com <https://www.hunters.com>