



54 Westfield Road, Bexleyheath

- Rarely available
- Sought after location
- Well presented
- Two bathrooms
- Floor Area: 1370 sq ft
- Detached bungalow
- Walking distance to good schools, shops & transport
- Four bedrooms
- Call Hunters to view
- EPC Rating: D

Offers Over £650,000

HUNTERS[®]
HERE TO GET *you* THERE

**** STAMP DUTY INCENTIVE - SUBJECT TO CONDITIONS ****

Hunters are delighted to offer to the market this DETACHED bungalow which are few and far between within this area of Barnehurst, the location is very sought after as gives easy access to a range of local schools, shops, open spaces, Barnehurst golf course and transport including being within walking distance to Barnehurst Train Station!

The accommodation on offer comprises of an entrance hall which then gives access to all of the ground floor living space.

To the front of the property is the second bedroom which comes complete with built in wardrobes, the forth bedroom is also to the front of the property which is a good size room, this is currently used as an office space which I'm sure is on everyone's tick list!

To the rear of the home is a good size extended kitchen, you can access the garden from here.

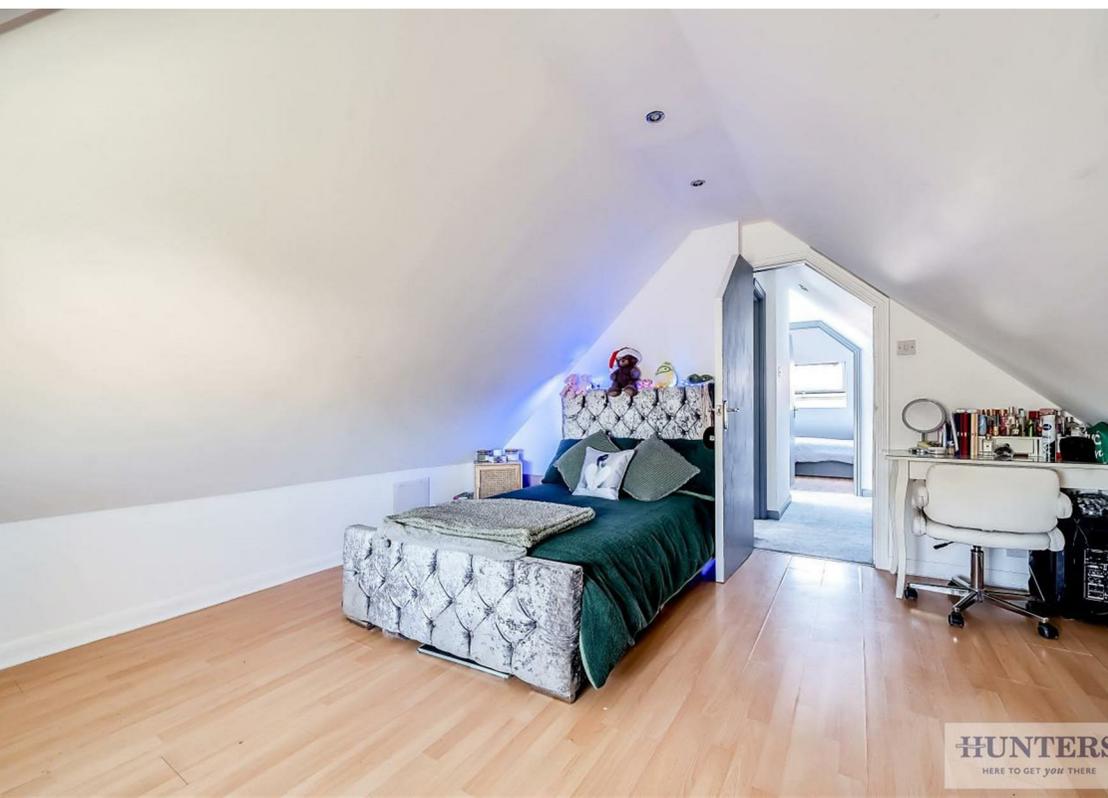
Also to the rear is a lovely size open plan living/dining room, from here you can access the loft rooms as well as giving access to the rear garden, also to the ground floor is the family bathroom.

The master bedroom is to the first floor as well as another DOUBLE bedroom and a separate shower room.

Externally there is off road parking for 3/4 cars and a LARGE rear garden.

This is a rare property to come on to the market within these roads, so CALL HUNTERS NOW to arrange your viewing!







Westfield Road, Bexleyheath, DA7

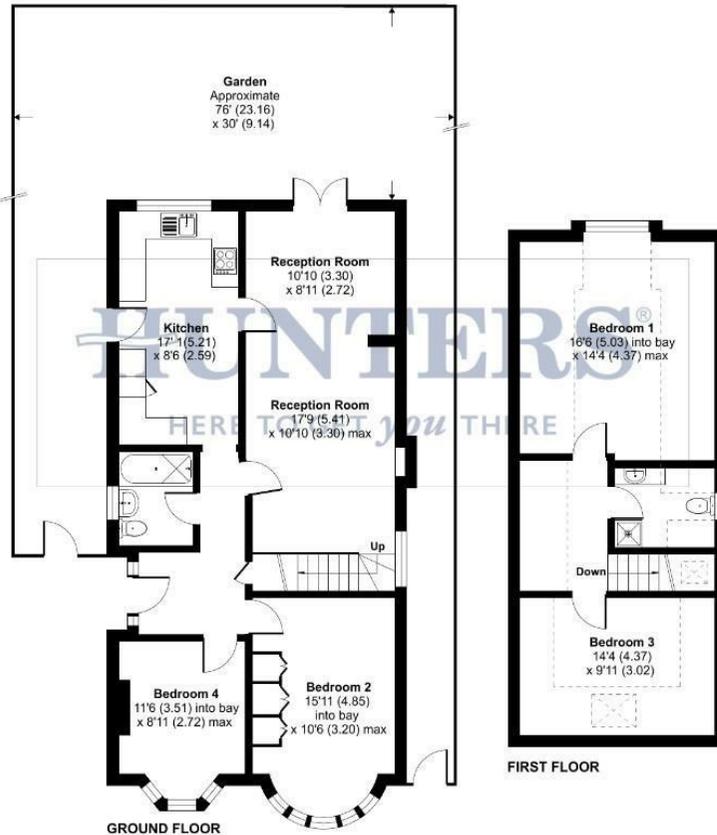
Approximate Area = 1101 sq ft / 102.2 sq m

Limited Use Area(s) = 269 sq ft / 24.9 sq m

Total = 1370 sq ft / 127.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1054710

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			81
(69-80) C			
(55-68) D		60	
(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.



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