



## Castleton Avenue, , Bexleyheath, DA7 6QU

- Semi-Detached House
- Off Road Parking for 2/3 Cars
- Good Size Garden
- Storage Building (with Power and Light)
- Floor Area: ~ 550 Sq. Ft.
- Two Bedrooms
- Fitted Kitchen
- Very Popular Location
- Very Well Maintained
- EPC Rating: tbc

**£375,000**

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HERE TO GET *you* THERE

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## DESCRIPTION

Nestled on the desirable Castleton Avenue in Bexleyheath, this charming semi-detached house presents an excellent opportunity for both first-time buyers and families alike. The property has been well maintained, ensuring a welcoming atmosphere from the moment you step through the entrance hall.

The ground floor features a comfortable lounge, perfect for relaxation, alongside a well-equipped fitted kitchen that caters to all your culinary needs. Ascending to the first floor, you will find two generously sized bedrooms, complemented by a family bathroom that provides both convenience and comfort.

One of the standout features of this property is the off-road parking, accommodating 2 to 3 vehicles at the front, a rare find in this sought-after area. The large rear garden is a true gem, offering ample space for outdoor activities, relaxation, and entertaining guests. Additionally, a storage building is included, providing practical solutions for your gardening tools or outdoor equipment.

For those considering future enhancements, there is potential to extend the property at the side and rear, subject to planning permission, allowing you to tailor the home to your specific needs.

Located within the highly regarded ABC roads of Bexleyheath, this home is conveniently close to local schools, shops, and the British Rail Station, making it an ideal choice for commuters and families alike. This property is a must-see, offering a perfect blend of comfort, space, and potential in a vibrant community. Don't miss the chance to make this delightful house your new home.





## 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		
(69-80)	C		
(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	

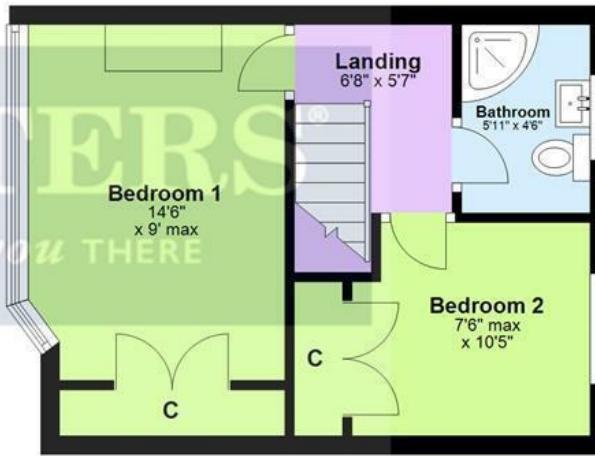
### Ground Floor

Approx. 282.2 sq. feet



### First Floor

Approx. 278.3 sq. feet



Total area: approx. 560.6 sq. feet

### Viewings

Please contact [bexleyheath@hunters.com](mailto:bexleyheath@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.