



## Little Heath Road, Bexleyheath

- Chain free home
- Sought after location
- Good size rear garden
- Walking distance to Bexleyheath train station
- Floor Area: 1161 sq ft
- Four/five bedrooms
- Open plan lounge/dining room
- Large driveway
- Call Hunters to view
- EPC Rating: D

**£555,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Little Heath Road, Bexleyheath

## DESCRIPTION

### PUBLIC NOTICE

ADDRESS 115 Little Heath Road, Bexleyheath, Kent, DA7 5HN

We are acting in the sale of the above property and have received an offer of £543,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: D

**\*\* CHAIN FREE \*\***

Hunters are delighted to offer to the market this EXTENDED semi detached family home which is located within "The Pantiles" area, this is a very sought after location as gives great access to a range of local schools, shops, transport and of course The Earl Haig which is a lovely and popular public house and a great place to enjoy a Sunday roast with the family!

The accommodation on offer comprises of an entrance porch which then leads in to the open plan lounge/diner and kitchen area, from here you can access the rear garden.

Also to the ground floor is another reception room which could easily be used as another bedroom if needed, off of this room is an en suite wet room.

To the first floor there are FOUR double bedrooms, family bathroom and a useful room which could be used as a study or potentially be turned in to another en suite.

Externally there is a good size rear garden and a LARGE driveway to the front for 4/5 cars.

Call Hunters now to arrange your viewing!



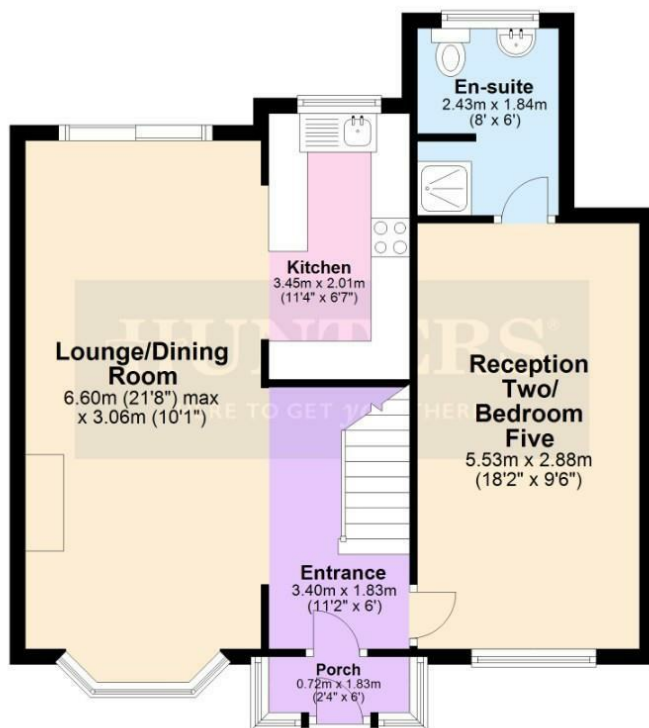






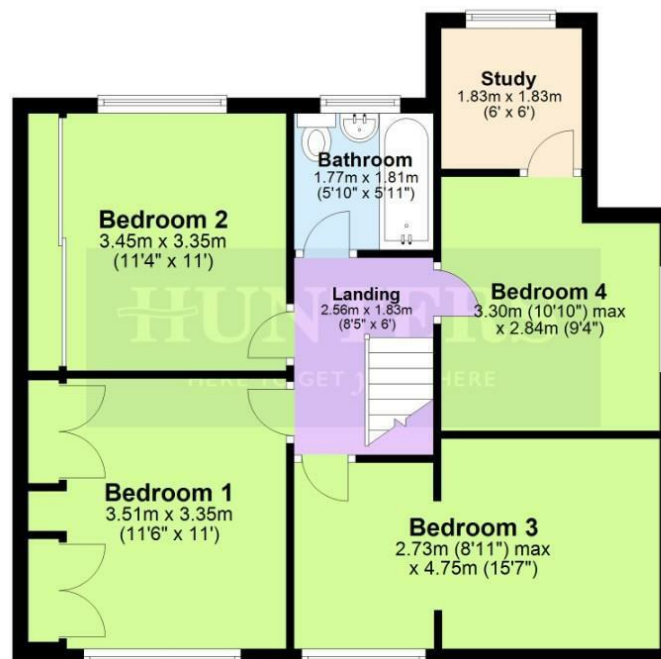
### Ground Floor

Approx. 49.9 sq. metres (537.5 sq. feet)



### First Floor

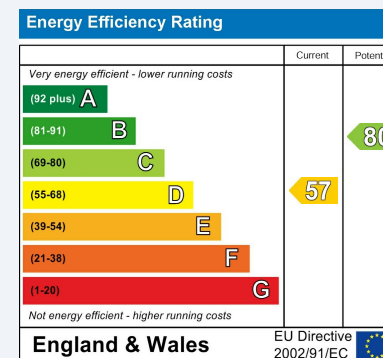
Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 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.



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>



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