



45 Barnehurst Avenue, Bexleyheath

- Three Bedrooms
- 2 reception rooms
- Great Location
 - Corner plot
- Floor Area: 1285 sq ft
- Stunning gardens
- Extended kitchen
- Private driveway/ garage
- Call Hunters to view!
- EPC Rating: D

Guide Price £575,000

HUNTERS®

HERE TO GET *you* THERE

*** GUIDE PRICE: £575,000 - £600,000 ***

Hunters estate agents are delighted to offer to the market this spacious family home. Situated in one of the most desirable roads in Barnehurst, this will make a fantastic family home. with extensive side and rear gardens, which are well stocked with mature trees, shrubs and plants.

The accommodation on offer comprises of a good size entrance hall, there is also a lounge and a dining room with an extended kitchen and a conservatory. to the first floor there are two large doubles, a good size single and a family bathroom.

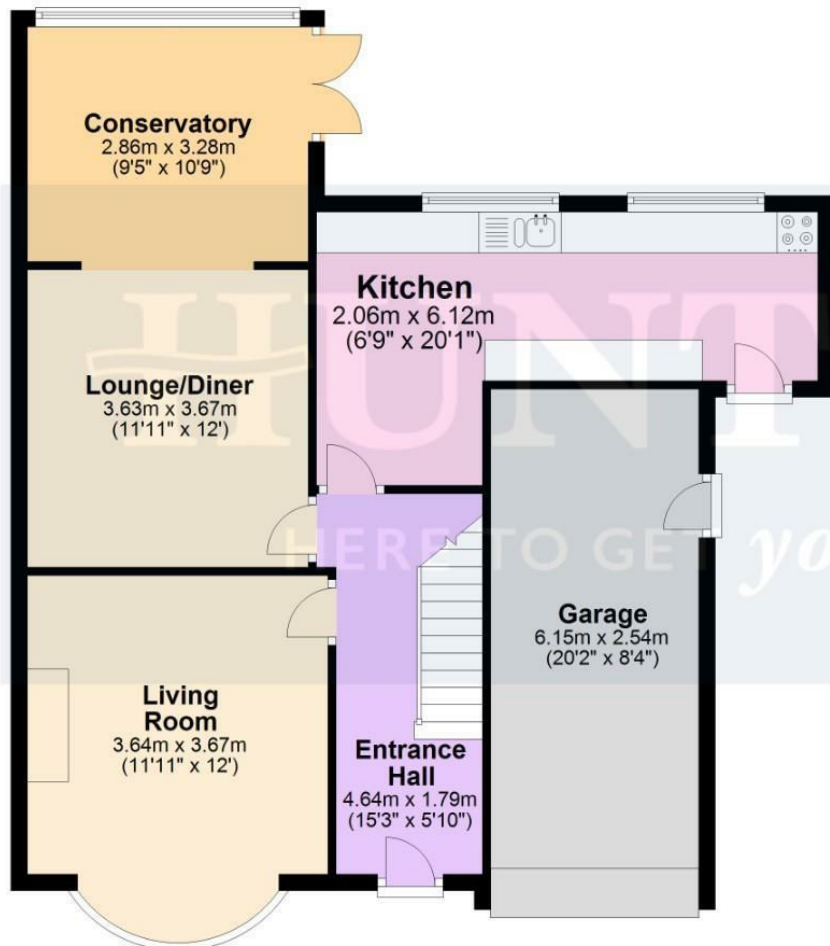
The home is close to local amenities, Bexleyheath town centre and its array of shops, bus links, pubs and restaurants. BR mainline station is less than 1 mile away with trains into London bridge, cannot street, charring cross and Victoria. the property is offered chain free and an early viewing is recommended.





Ground Floor

Approx. 77.9 sq. metres (838.1 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 119.4 sq. metres (1285.4 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	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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