



## Berkeley Avenue, Bexleyheath

- Chain Free
- Extended Feakes & Richards
- Room to extend (STPP)
- Good size rear garden
- Floor Area: 1079 sq ft
- Sought after location
- Three/four bedrooms
- Open plan lounge/dining room
- Call Hunters to view
- EPC Rating: tbc

**Offers Over £550,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Berkeley Avenue, Bexleyheath

## DESCRIPTION

New to the market is this CHAIN FREE three/four bedroom N/X Feakes and Richards semi detached family home which is located on Berkeley Avenue, the location is perfect for a range of local schools, shops and transport, including being within walking distance to Bexleyheath train station.

The property has lots of future extension potential as there are plenty in the area which have already done, double side and rear extensions as well as loft conversions, this would of course be subject to the normal planning permission.

The accommodation on offer comprises of an entrance porch which then leads into the entrance hall.

The reception rooms have been made open plan, giving you a very spacious lounge/dining room, from here you can access the conservatory.

To the rear of the home the kitchen has been extended behind what would have been the garage, making this a good size room.

What would have been the garage has now been started to be converted in to an extra room, there is some finishing off to do in this area but once done could be used as a fourth bedroom or maybe a study or playroom if preferred.

To the first floor there are three bedrooms, bathroom and separate WC.

Externally there is off road parking to the front and a lovely size rear garden.

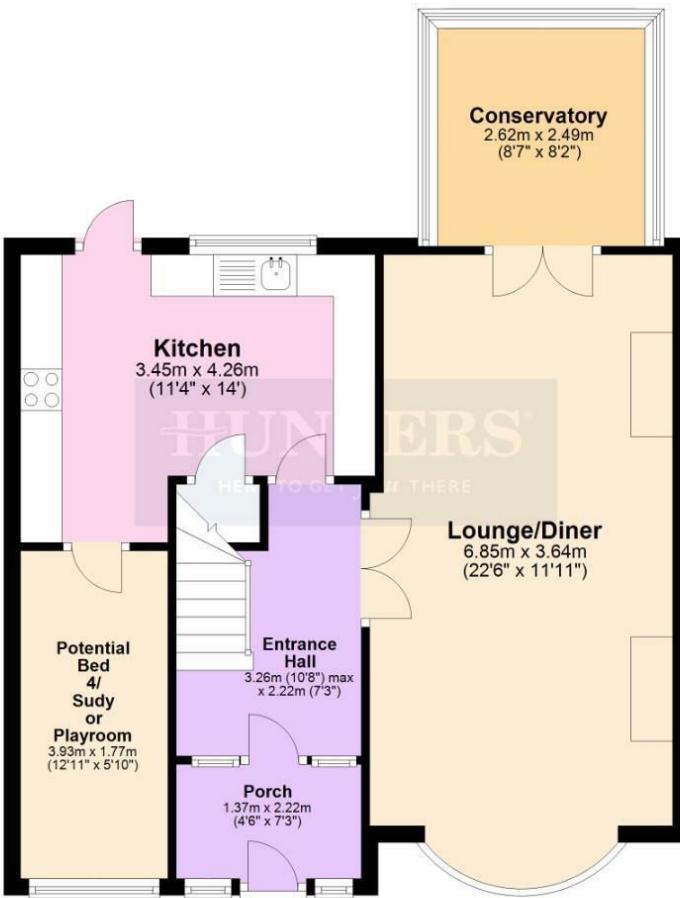
These type of properties within this area are VERY SOUGHT AFTER and giving the fact it is also chain free we are expecting this to get a lot of interest, therefore call HUNTERS now to arrange your viewing!





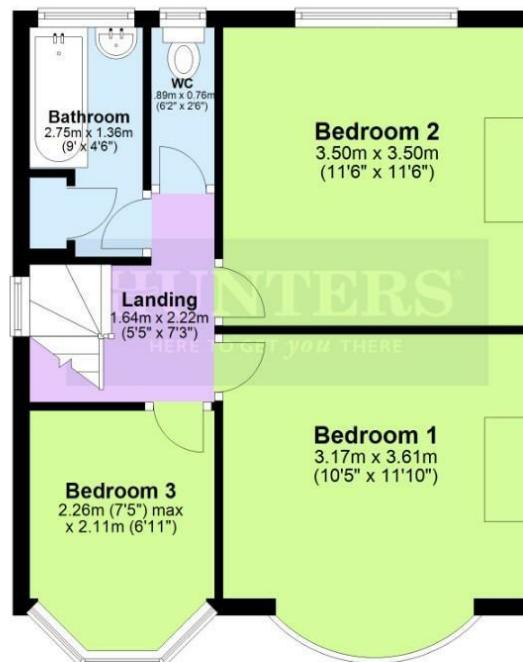
## Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.9 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)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		46
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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