



Lavernock Road, Bexleyheath

- Chain free
- Room to extend (STPP)
- Good size lounge
- Large rear garden
- Floor Area: 592 sq ft
- Close to local schools
- Two bedrooms
- Modern kitchen & bathroom
- Call Hunters to view
- EPC Rating: tbc

Price Range £375,000

HUNTERS®

HERE TO GET *you* THERE

Lavernock Road, Bexleyheath

DESCRIPTION

**** CHAIN FREE ****

***** PRICE RANGE £375,000-£400,000 *****

New to the market is this two bedroom end of terrace home which is located on Lavernock Road, the location is great as gives you easy access to local schools, shops and transport.

The accommodation on offer comprises of an entrance hall, from here you can access the good size lounge which is to the front of the home whilst the kitchen is to the rear of the property overlooking the rear garden.

To the first floor there are two bedrooms and the bathroom.

Externally there is off road parking to the front for two cars and a great size rear garden with side access.

This property does also offer the scope for extending, there are others in the area which have done this, however this would be subject to the normal planning consent from Bexley council.

Call Hunters now to arrange your viewing!





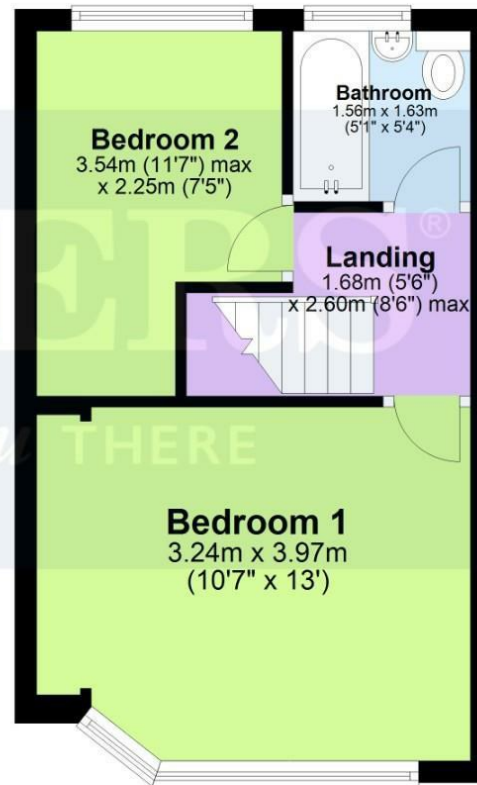
Ground Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.3 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		
(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

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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