



44 Long Lane, Bexleyheath

- Complete chain above
- Close to a range of schools & transport
 - Three bedrooms
- Two reception rooms & conservatory
 - Floor Area: 1034 sq ft
- Great central location
- Room to extend (STPP) has off road parking
- Modern bathroom & kitchen
 - Call Hunters to view
 - EPC Rating: D

Offers In Excess Of £450,000

HUNTERS®

HERE TO GET *you* THERE

Hunters Estate Agents proudly present this charming Victorian semi-detached home, ideally situated for local amenities including schools, shops, transportation, and green spaces.

Offered to the market with no upward chain, the sellers are in the process of purchasing a new build home.

This property also boasts potential for expansion to the side and rear, subject to planning permission.

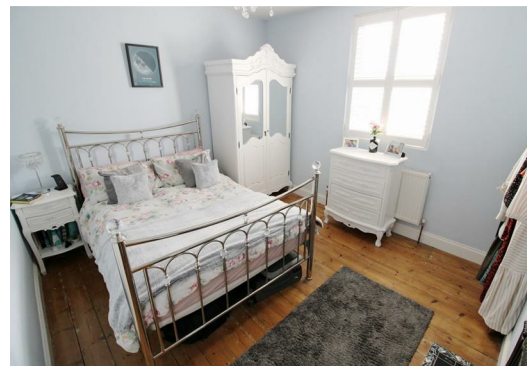
Inside, the accommodation features an entrance hall to the side, leading to a spacious lounge at the front, a separate dining room in the middle, and a modern kitchen.

A delightful conservatory at the rear provides access to the garden.

Upstairs, there are three bedrooms and a bathroom.

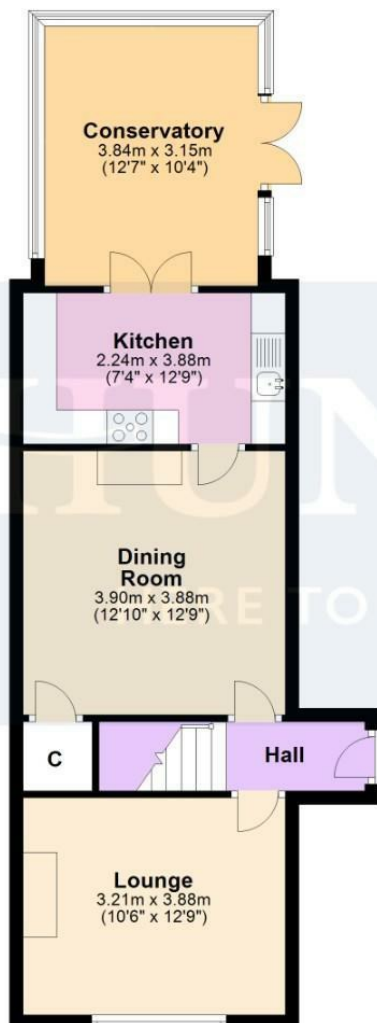
Externally, there's off-road parking to the front and a generously sized rear garden with a substantial decking area and side access.

Contact Hunters today to schedule your viewing!





Ground Floor
Approx. 55.0 sq. metres (591.8 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 96.1 sq. metres (1034.0 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		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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