



## Garrard Close, Bexleyheath

- Quiet cul de sac location
- Extended family home
- Shower room & separate bathroom
- Large open plan kitchen/dining room
- Floor Area: 1088 sq ft
- Close to all local amenities
- Three double bedrooms
- Good size lounge
- Call Hunters to view
- EPC Rating: D

**Guide Price £475,000**

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# Garrard Close, Bexleyheath

## DESCRIPTION

\*\* PRICE RANGE £475,000 - £500,000 \*\*

Hunters are delighted to offer to the market this EXTENDED family home which is located on Garrard Close, the location offers great access to everything you might need, which include being within walking distance to a range of local schools, Bexleyheath Broadway which offers a large range of different shops, bars and restaurants as well as local transport, including Barnehurst train station.

If all this wasn't enough, the property also backs on to Russell park, so offers great views and somewhere to enjoy with the family or to walk the dog!

The accommodation on offer comprises of an entrance hall which gives access to all of the ground floor living space, the lounge is to the front of the home and benefits from being bay fronted which offers the room a little more space as well as character.

To the rear of the home, the property has been EXTENDED with a single story extension, this now gives you an large open plan MODERN kitchen/dining room as well as giving you access to the lovely rear garden.

Also to the ground floor is a very useful shower room.

To the first floor there are TWO DOUBLE bedrooms with the rear room being big enough to divide in to if preferred whilst to the top floor there is a separate bathroom and a large master bedroom giving you great views of the park and also benefiting from having air conditioning to make those hot days a lot more bearable!

Externally there is off road parking to the front for 2 cars and as mentioned a lovely rear garden with a couple of great decking sitting areas allowing you to relax with a glass of wine while listening to the sound of the birds, what more could you ask for!

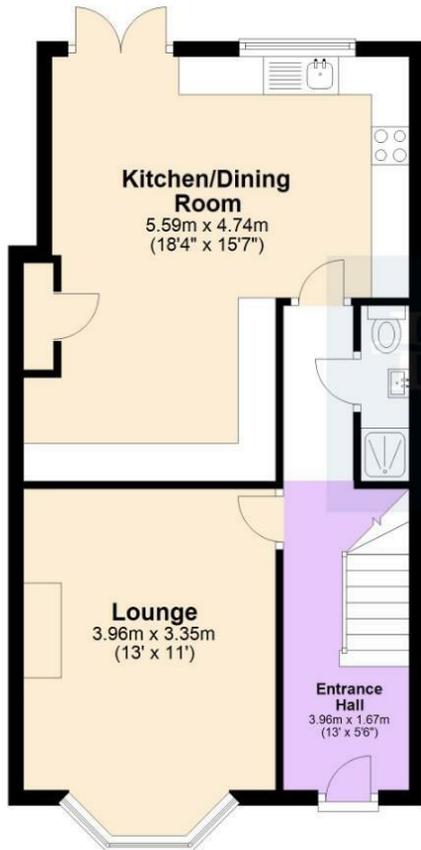
Viewings are strongly advised to not miss out on this chance , so CALL HUNTERS NOW to arrange your viewing!





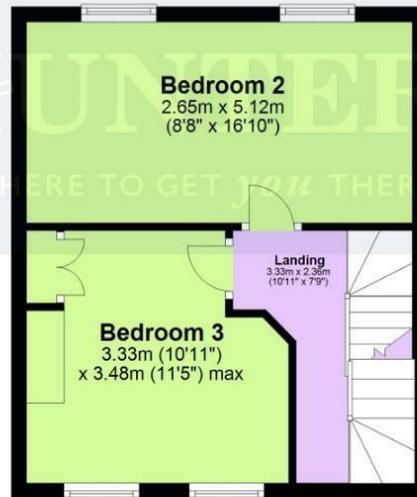
### Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



### Second Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 101.1 sq. metres (1088.1 sq. feet)

### 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>



## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
	57	73

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.

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