

ABELS

RESIDENTIAL



31 Sheridan Road , Bexleyheath, DA7 4AP

Abels Residential are delighted to offer this 'CHAIN FREE' three bedroom semi detached family house with ground floor rear extension.

Boasting 2 living rooms, the property also comprises: entrance porch, hallway with under stairs storage cupboard, dining area, kitchen, family bathroom, 2 good sized bedrooms and single bedroom. To the rear is a spacious South facing garden with pedestrian side access from the front of the house. The driveway is also spacious enough for 2 vehicles.

The property is generally spacious throughout and benefits from having double glazed windows & a gas central heating system.

This house comes with huge potential for redesigning and refurbishment making it the ideal property for those looking to put their own taste into their home.

Asking price £525,000

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- CHAIN FREE
- Spacious Garden
- Grammar Schools Catchment Area
- Rear Single Storey Extension
- Perfect Commuter Location
- Double Driveway
- Excellent Transport Links Nearby

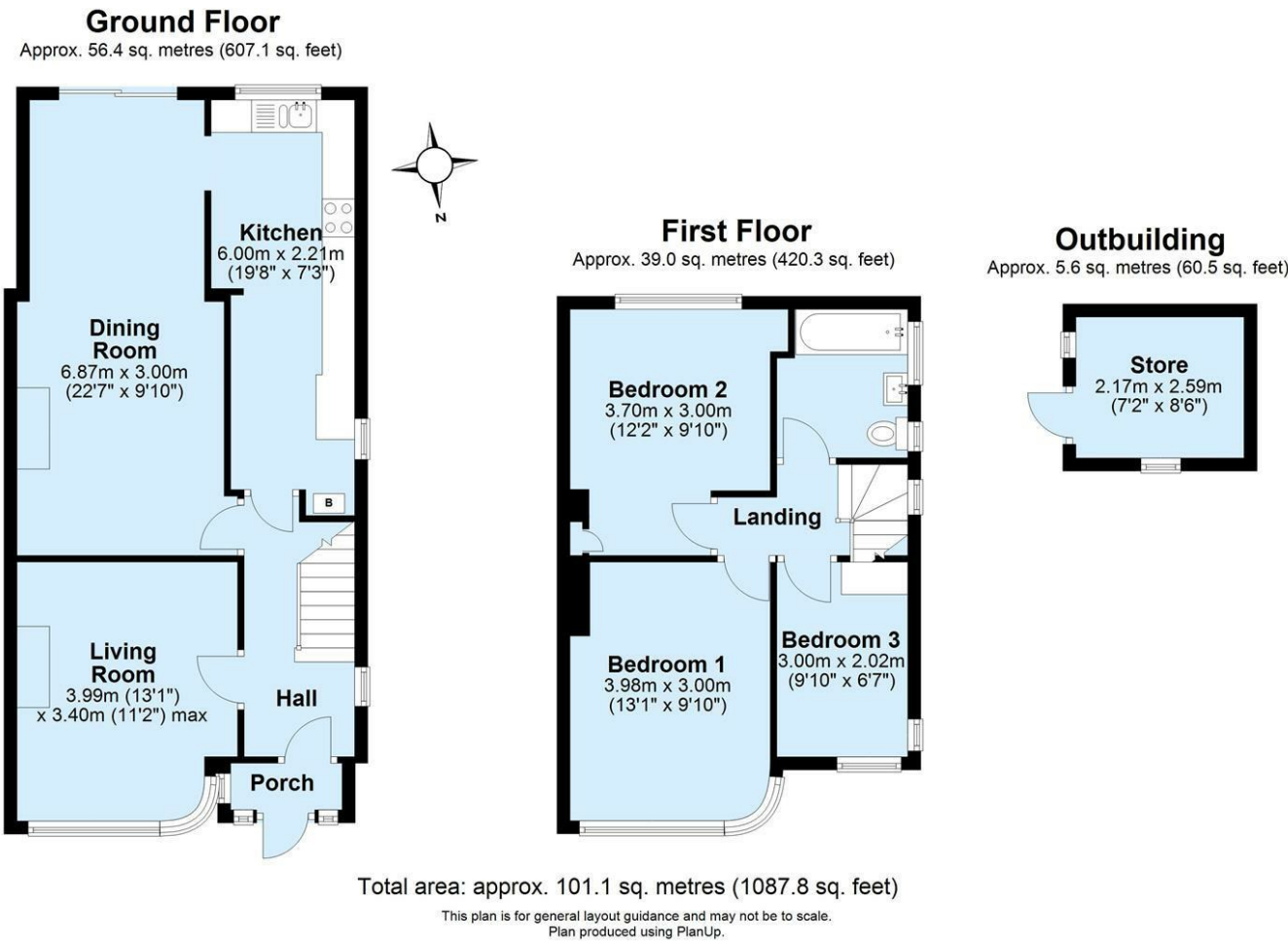


[Directions](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC