

# 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**

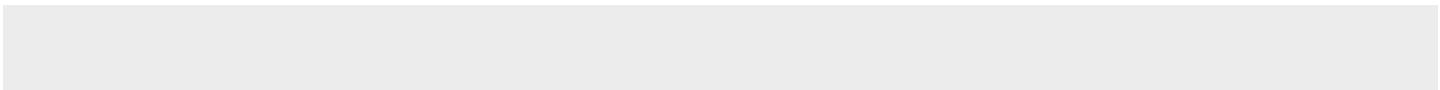
# 31 Sheridan Road , Bexleyheath, DA7 4AP



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



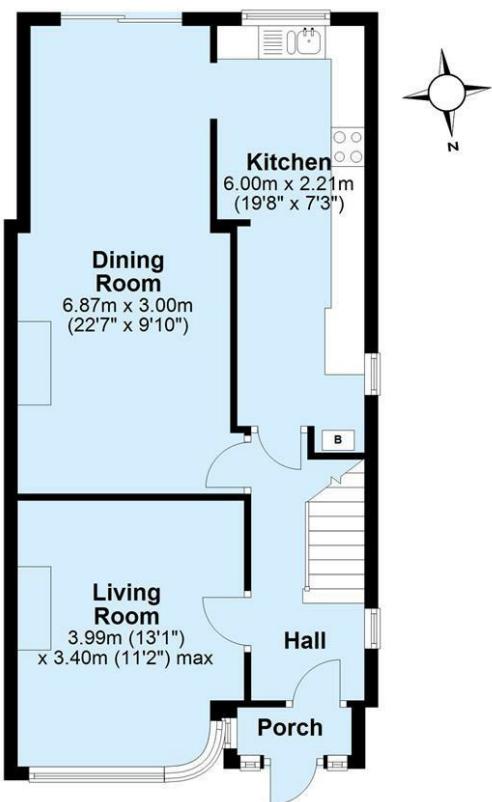
Directions



## Floor Plan

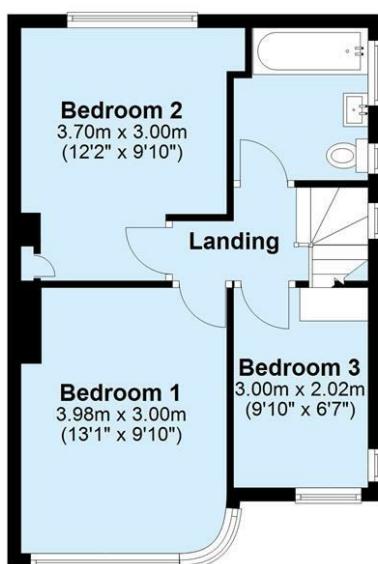
### Ground Floor

Approx. 56.4 sq. metres (607.1 sq. feet)



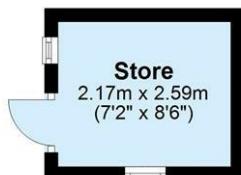
### First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



### Outbuilding

Approx. 5.6 sq. metres (60.5 sq. feet)



Total area: approx. 101.1 sq. metres (1087.8 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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