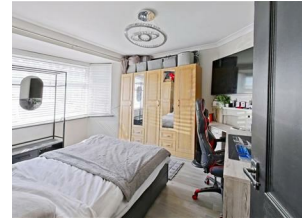
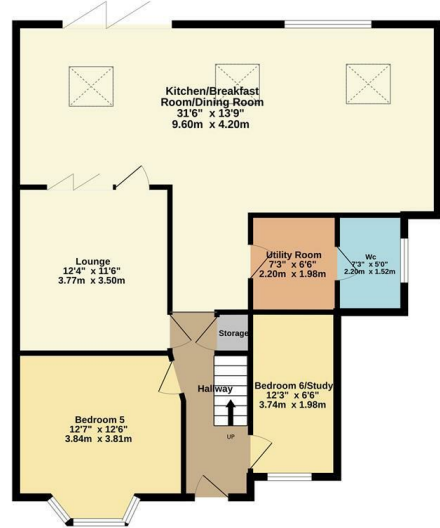


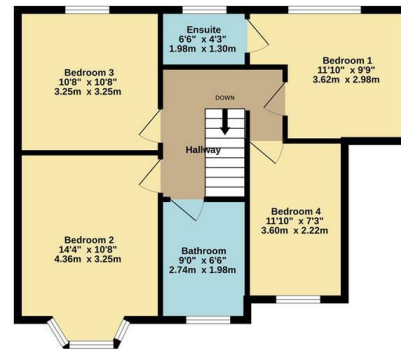
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
989 sq.ft. (91.9 sq.m.) approx.

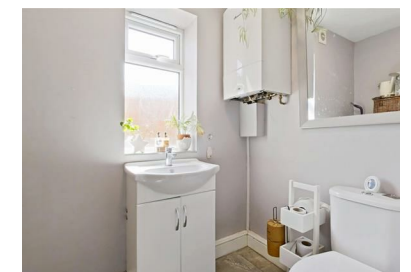


1st Floor
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix (C202).

PERCY ROAD
 BEXLEYHEATH DA7 4DZ
 Offers over £650,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

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 www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Situated in a popular residential location, this substantially extended semi-detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

The property has been significantly extended to the side and rear, creating an impressive open-plan kitchen, dining and family area that forms the heart of the home. The ground floor also benefits from a separate lounge, additional bedroom/study space, utility room and downstairs WC, offering flexible living arrangements ideal for modern family life or home working.

Upstairs, there are well-proportioned bedrooms including a principal bedroom with en-suite, alongside a modern family bathroom. The property is presented in good condition throughout, allowing any incoming purchaser to move straight in.

Externally, the rear garden has been landscaped with a combination of decking and lawn, providing an excellent space for entertaining and family use. There is also an outbuilding which offers useful additional storage or potential for a home office or gym. There is a drive to the front offering parking for two cars.

Percy Road is well located for a number of highly regarded local schools including Bexley Grammar School, Townley Grammar School, Bursted Wood Primary School and Barrington Primary School. Excellent transport links are nearby, with Barnehurst and Bexleyheath stations offering regular services into Central London, while the A2 and M25 are easily accessible.

Bexleyheath Broadway is also within easy reach, offering a wide range of shops, restaurants, supermarkets and leisure facilities.

Early viewing is highly recommended to appreciate the space and convenience this excellent family home has to offer.

5 BEDROOMS • 2 RECEPTION ROOMS • 2 BATHROOMS

PERCY ROAD

BEXLEYHEATH DA7 4DZ

- 5/6 Bedroom Semi Detached House
- Extended To The Side And Rear
- Good Condition Throughout
- Large Modern Kitchen
- Downstairs WC and Utility Room
- Large Outbuilding
- Close To Bexleyheath Station
- Good Schools
- Council Tax Band D
- Ideal Family Home

