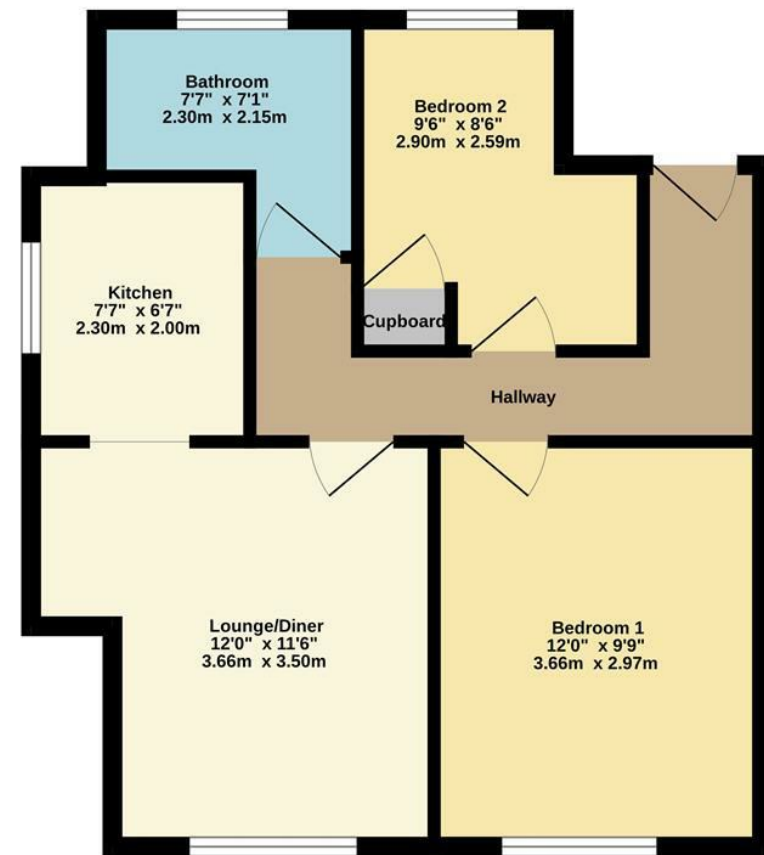


Mid Floor
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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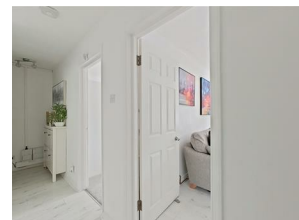


22 Albert Road, Belvedere, Kent, DA17 5LJ

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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	



PARKHILL ROAD

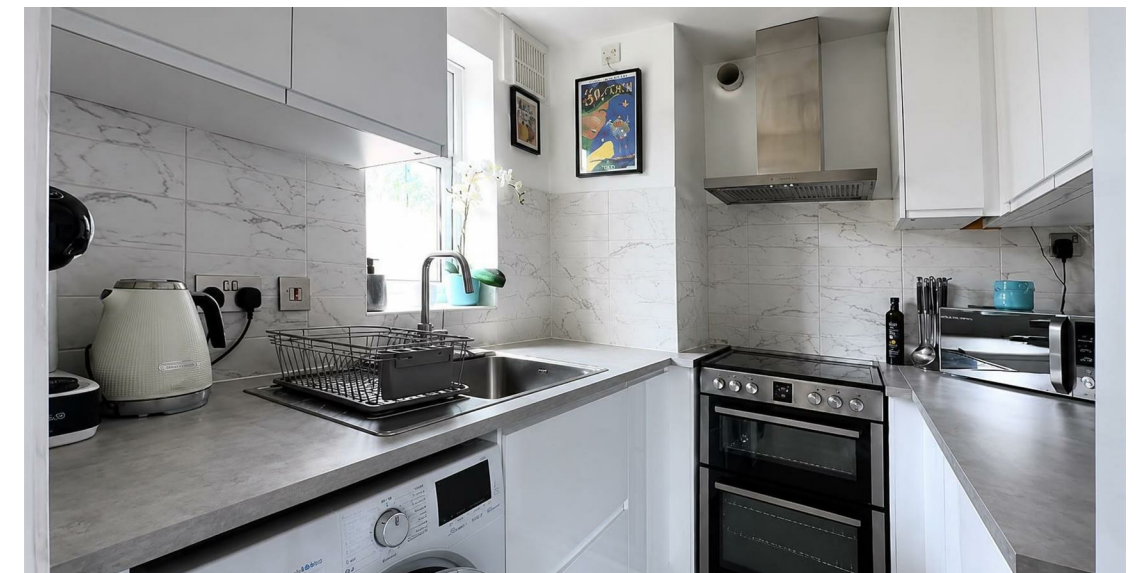
BEXLEY DA5 1HY

Guide price £300,000



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 on the sought-after Parkhill Road, DA5, this well-presented first floor conversion flat offers an excellent opportunity for first-time buyers, downsizers or investors alike. In good condition throughout, the property provides bright and comfortable accommodation with a spacious lounge/diner, a separate fitted kitchen, two well-proportioned bedrooms and a modern family bathroom, all accessed via a welcoming entrance hall with useful storage.

Externally, residents benefit from ample parking to both the front and rear of the property, along with a well-maintained communal garden, providing an attractive outdoor space to enjoy.

Ideally positioned for everyday convenience, the property is within easy reach of the popular shops, cafés and restaurants of Bexley Village, with additional retail facilities available in nearby Bexleyheath Broadway. Commuters are well catered for with Bexley and Albany Park railway stations offering regular services into London Bridge, Charing Cross and Cannon Street, while the A2, M25 and M20 are all easily accessible for those travelling by car.

The area is renowned for its excellent selection of schools, including the highly regarded Upton Primary School, St Thomas More Catholic Primary School, Bexley Grammar School and Beths Grammar School, making this an appealing location for a wide range of buyers.

Combining generous accommodation, excellent transport links, highly regarded schools and desirable local amenities, this charming conversion flat is ready to move into and represents an outstanding opportunity in a highly sought-after location.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PARKHILL ROAD

BEXLEY DA5 1HY

- Two Bedroom Converted Flat
- Good Condition Throughout
- Modern Fitted Kitchen
- Off Street Parking
- Communal Garden
- 0.4 Mile To Bexley Station
- Healthy Lease
- EPC - 74C
- Council Tax Band C
- Ideal for FTB or BTL

