

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	

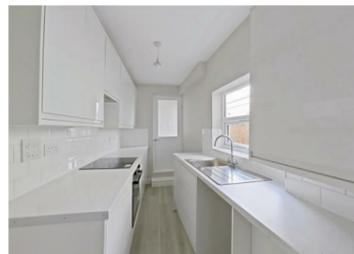
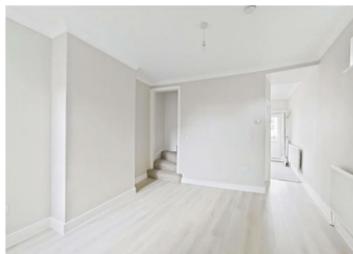
Ground Floor  
464 sq.ft. (43.1 sq.m.) approx.

1st Floor  
396 sq.ft. (36.8 sq.m.) approx.



WEST STREET  
BEXLEYHEATH DA7 4BE  
Guide price £400,000

TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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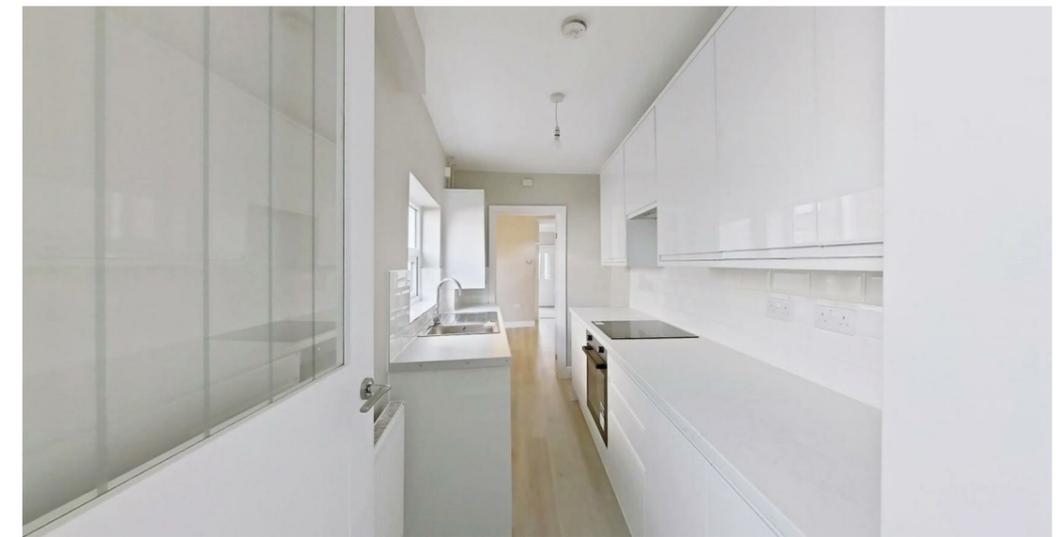
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.





This exceptional three-bedroom Victorian end-of-terrace home has been completely transformed from top to bottom, resulting in a property that perfectly blends timeless character with high-quality modern living.

The current owners have undertaken an extensive and meticulous refurbishment programme, leaving no stone unturned. With a brand new kitchen, bathroom, electrics, heating system, décor and finishes throughout, the home is presented in truly immaculate condition – simply move in and enjoy.

Beyond the beautiful cosmetic upgrades, significant structural works have also been carried out. The property previously underwent piling works, which have been successfully completed and certified, and it now benefits from a Certificate of Adequacy, providing buyers with reassurance and making this property arguably one of the most structurally sound homes of its kind available.

Inside, the home retains the charm expected of a Victorian property while offering bright, stylish and comfortable living spaces arranged across two floors, ideal for modern family life.

The location is equally impressive. Situated within walking distance of Bexleyheath Town Centre, you'll find an excellent array of shops, restaurants, cafés and bars right on your doorstep, along with convenient transport links and local amenities.

Offered to the market with no forward chain, this wonderful home has been lovingly owned by the same family for several decades and is now ready for its next chapter.

Properties that combine period charm, complete refurbishment and structural peace of mind rarely become available — early viewing is highly recommended.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## WEST STREET

BEXLEYHEATH DA7 4BE

- 3 BEDROOM END OF TERRACED 'VICTORIAN' HOME
- NO FORWARD CHAIN
- COMPLETELY REFURBISHED THROUGHOUT
- BOASTS A CERTIFICATE OF ADEQUACY AFTER UNDERGOING STRUCTURAL WORKS
- WALKING DISTANCE TO BEXLEYHEATH TOWN CENTRE
- EPC-TBC
- 860 SQ FT
- COUNCIL TAX BAND C
- DOWNSTAIRS BATHROOM
- 2 RECEPTION ROOMS

