

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(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	



LYNDHURST ROAD  
 BEXLEYHEATH DA7 6FA  
 Offers over £700,000

Ground Floor  
 681 sq.ft. (63.3 sq.m.) approx.

1st Floor  
 651 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq.ft. (124.6 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 terms 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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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 ever-popular Lyndhurst Road, this impressive four-bedroom detached home, built just circa 11 years ago, offers stylish, well-balanced accommodation ideal for modern family life.

Perfectly positioned within walking distance of Barnehurst railway station, the property also falls between the highly regarded Burstled Wood Primary School and Mayplace Primary School, making it an excellent choice for families.

The ground floor is thoughtfully arranged, featuring a bright and spacious kitchen/diner to the front, complemented by a separate utility room for added convenience. To the rear, a generously sized lounge provides the perfect space to relax or entertain, with direct access onto a low-maintenance private garden complete with artificial lawn, via bi-fold door's.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. A downstairs WC adds further practicality.

Externally, there is off-street parking to the front along with the added benefit of an electric vehicle charging point. The home is also conveniently located just a few doors from Lyndhurst Road Surgery.

A superb opportunity to acquire a modern, move-in ready home in a highly sought-after location — early viewing is highly recommended.

**4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS**

## LYNDHURST ROAD

BEXLEYHEATH DA7 6FA

- 4 BEDROOM DETACHED MODERN FAMILY HOME
- DOWNSTAIRS WC/UPSTAIRS BATHROOM AND EN SUITE SHOWER ROOM
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO STATION/SHOPS AND SCHOOLS
- DRIVEWAY WITH AN ELECTRIC CHARGER POINT
- CLOSE TO LYNDHURST DOCTORS SURGERY
- LARGE LOUNGE TO THE REAR LEADING TO LOW MAINTENANCE GARDEN VIA BI FOLD DOORS
- EPC C
- 1341 SQ FT
- COUNCIL TAX BAND F
- DUAL CONTROLLED HEATING IN 2 ZONES

