



THE  
HOMES  
GROUP



Pennine Way, Bexleyheath, DA7 6SR  
Guide price £325,000 Freehold

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The Homes Group are delighted to present to the market this two double bedroom semi-detached home offered with no forward chain that is conveniently located within a mile of Barnehurst and Slade Green Stations.

The accommodation comprises of an entrance hall, a 14'5 x 13'1 living room, a 16'4 x 11'5 kitchen/diner on the ground floor. There are two double bedrooms and a family bathroom on the first floor plus the 16'4 x 9'6 loft area has been converted into a study/music room and benefits from three skylights and storage in the eaves.

There is a garden to the rear with two storage sheds and side pedestrian access.

#### Entrance Hall

#### Living Room

14'5 into bay x 13'1 (4.39m into bay x 3.99m)

#### Kitchen/Diner

16'4 x 11'5 (4.98m x 3.48m)

#### Landing

#### Bedroom One

11'2 x 11'2 to wardrobes (3.40m x 3.40m to wardrobes)

#### Bedroom Two

11'6 x 9'2 to cupboards (3.51m x 2.79m to cupboards)

#### Bathroom

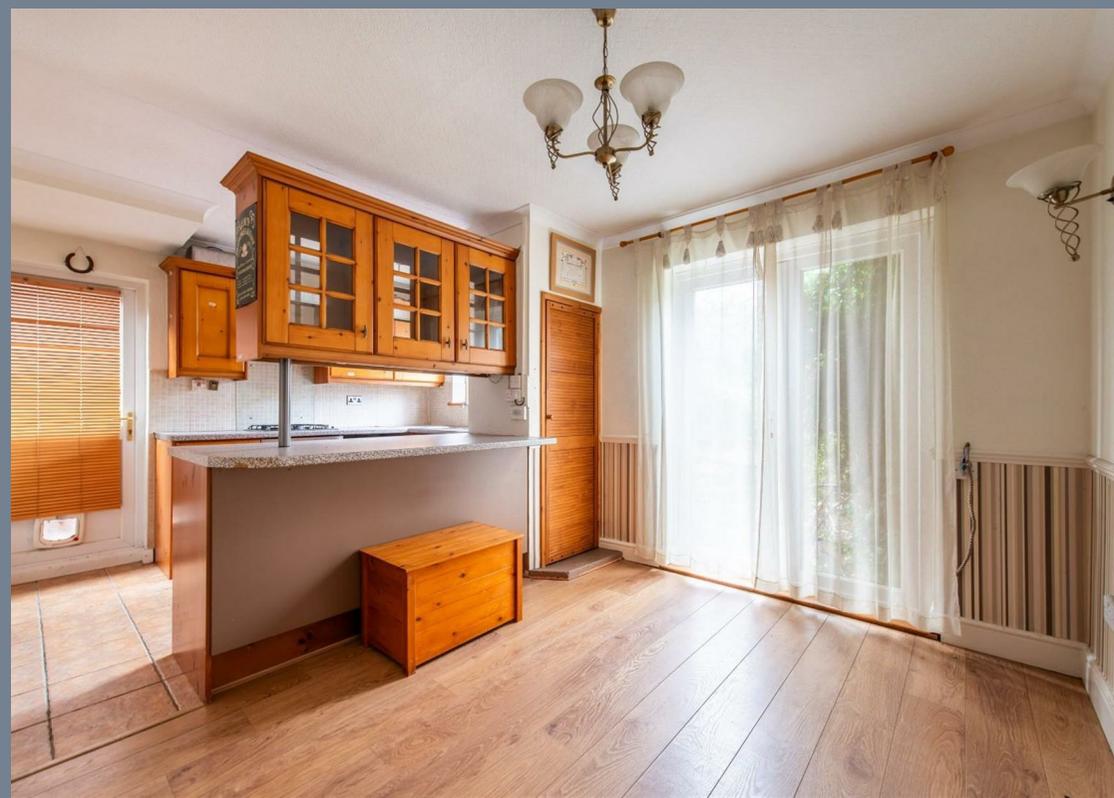
#### Loft Room

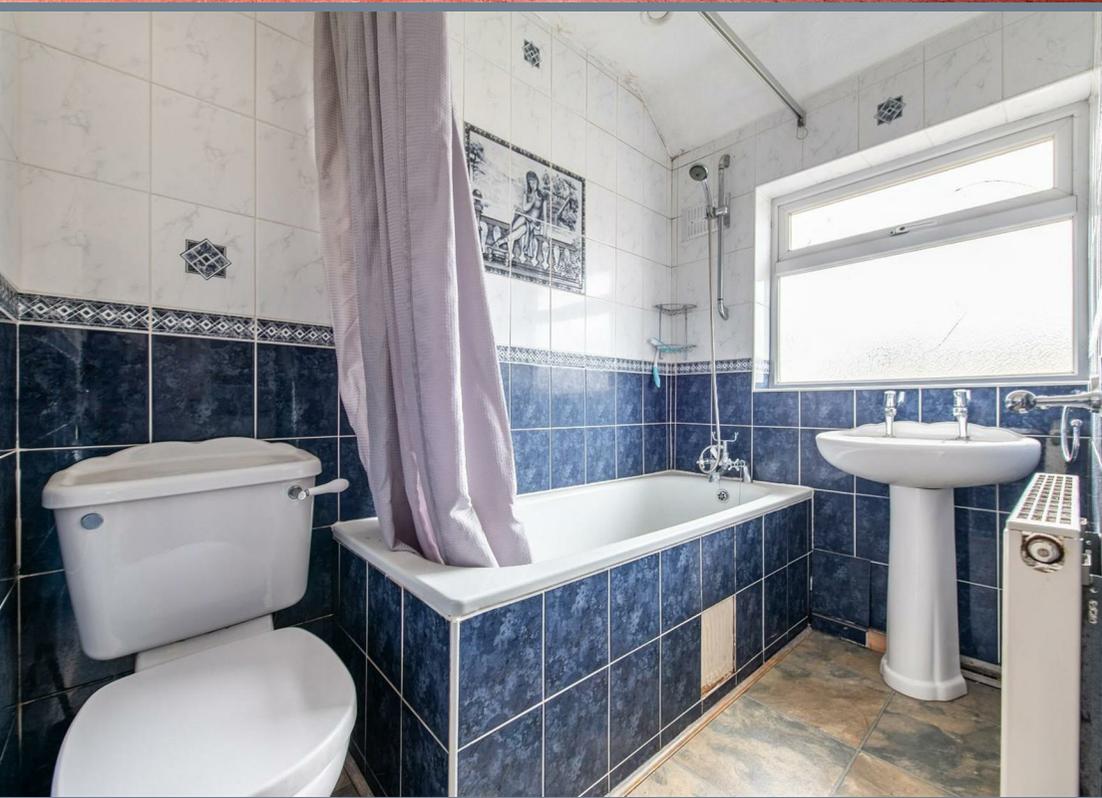
16'4 x 9'6 (4.98m x 2.90m)

#### Rear Garden

Tenure - Freehold

Council Tax - Band C





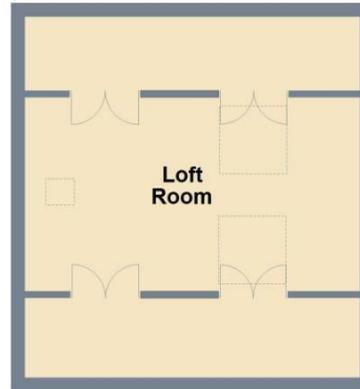
### Ground Floor



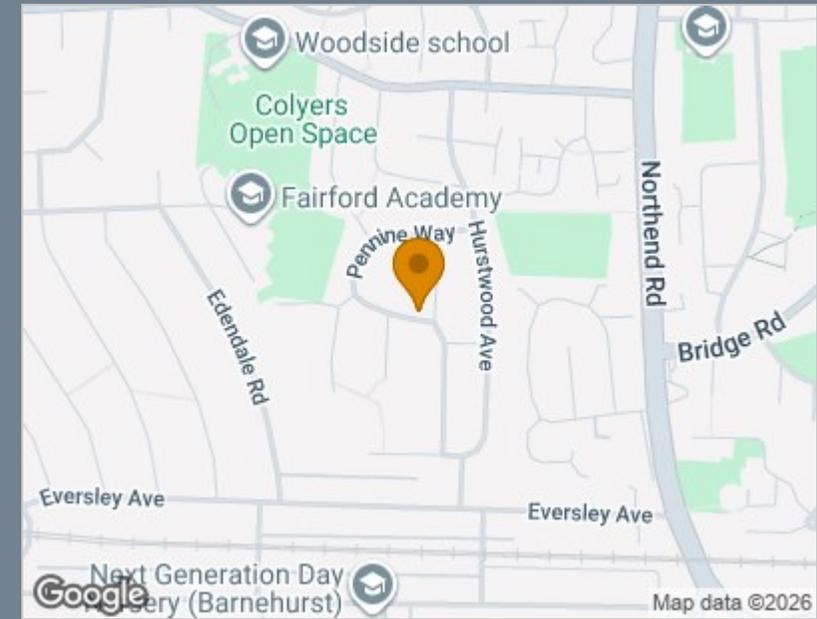
### First Floor



### Second Floor



Total area: approx. 70.2 sq. metres (755.4 sq. feet)



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>66</b>               | <b>74</b> |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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