



Berkeley Avenue, Bexleyheath, DA7 4UA
Guide price £550,000 Freehold

 3  1  2  E

The Homes Group are delighted to present to the market this extended three bedroom semi-detached family home located in a popular road on the Bexleyheath/Welling borders.

The accommodation comprises of an enclosed porch, an entrance hall, an 11'10 x 11' living room, a 12' x 11' kitchen and a 23'4 x 14'8 family room which overlooks the garden to the rear.

On the first floor there are three bedrooms, a shower room and a separate WC.

To the rear is a 70' garden which has a 14'6 x 8'6 workshop at the end of the garden.

There is a block paved driveway for two cars to the front and the 16'9 x 7'2 garage.

The property has the potential to be extended over the garage and family room subject to planning consents and is offered with no forward chain.

Enclosed Porch

Entrance Hallway

Living Room

11'10 x 11' (3.61m x 3.35m)

Kitchen

11'10 x 11' (3.61m x 3.35m)

Family Room

23'4 x 14'8 (7.11m x 4.47m)

Landing

Bedroom One

12' x 11' (3.66m x 3.35m)

Bedroom Two

11'7 x 11'1 (3.53m x 3.38m)

Bedroom Three

7'10 x 7' (2.39m x 2.13m)

Shower Room

Separate W.C.

Rear Garden

70' (21.34m)

Workshop

14'6 x 8'6 (4.42m x 2.59m)

Garage

16'9 x 7'2 (5.11m x 2.18m)

Driveway for Two cars

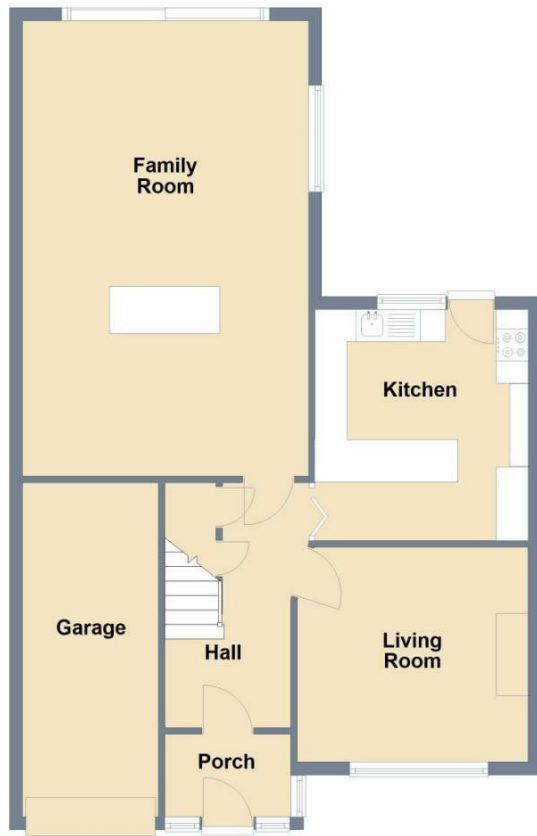
Tenure - Freehold

Council Tax - Band E





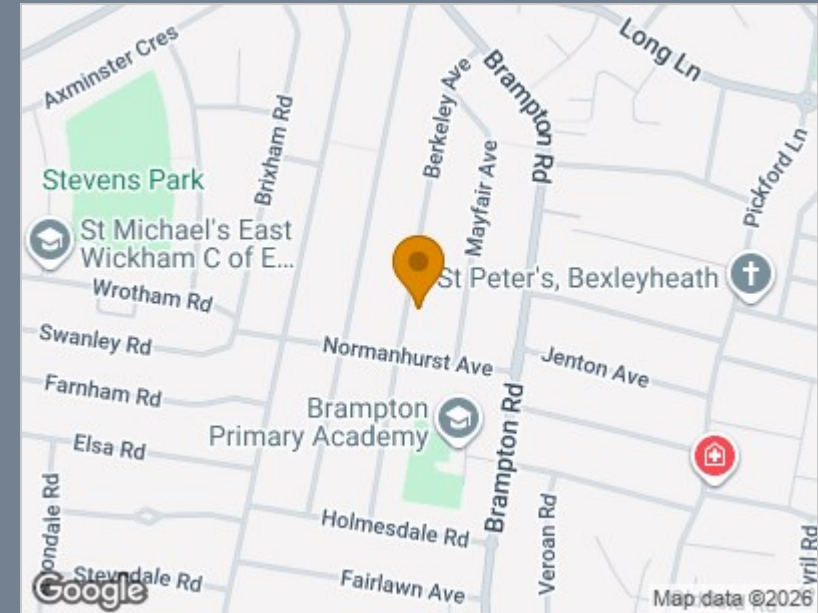
Ground Floor



First Floor



Total area: approx. 119.9 sq. metres (1290.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.