

Woodside Lane, Bexley, DA5 1EY  
Offers over £250,000

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The Homes Group are delighted to present to the market this two double bedroom ground floor purpose built maisonette. Offered to the market with no chain and benefiting from a private rear garden, two double bedrooms, spacious living room, good sized kitchen and modern bathroom. We feel this would make an ideal downsize move as well as a first time buy. Just a short walk to local shops and bus routes plus perfectly located for access to the A2 motorway.

### Enclosed Porch

### Entrance Hall

### Living Room

18'10 x 10'7 (5.74m x 3.23m)

### Kitchen

10'7 x 9' (3.23m x 2.74m)

### Bedroom One

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

### Bedroom Two

12'5 x 10'8 (3.78m x 3.25m)

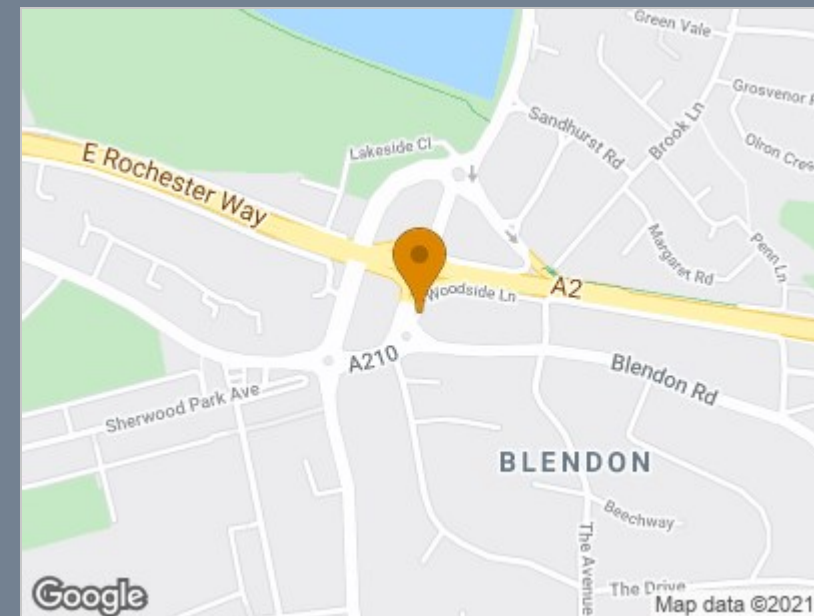
### Bathroom

### Garden

25' (7.62m)







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 70                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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