



THE  
HOMES  
GROUP



The Drive, Bexley, DA5 3BY  
Guide price £650,000 Freehold



The Homes Group are proud to present to the market this locally listed Art Deco style home offered with no chain. Located on a popular road and occupying a large plot, with styling & features such as the wonderful roof terrace, crittall windows and iron railings, which are traditional to this design of home. The house offers spacious and versatile accommodation with scope for further expansion (subject to building regulations & planning). The ground floor accommodation includes: enclosed porch, large hall, cloakroom, living room, dining room, kitchen and utility. On the first floor are the four bedrooms (two are connected) and family bathroom. On the top floor, affectionately known as the lump, is a good-sized rear garden with a detached garage (only for storage) and driveway, to the front, offering off road parking for multiple cars.

#### **Entrance Porch**

9' x 6'2 (2.74m x 1.88m)

#### **Entrance Hall**

#### **Cloakroom**

#### **Living Room**

16'10 x 14'7 (5.13m x 4.45m)

#### **Dining Room**

11'10 x 10 (3.61m x 3.05m)

#### **Kitchen**

15'1 x 7'10 (4.60m x 2.39m)

#### **Utility Room**

12' x 6'6 (3.66m x 1.98m)

#### **First Floor Landing**

#### **Bedroom One**

14'10 x 10'6 (4.52m x 3.20m )

#### **Bedroom Two**

10'3 x 8'6 (3.12m x 2.59m)

#### **Bedroom Three**

12' x 10 (3.66m x 3.05m)

#### **Bedroom Four**

15'3 x 7'8 (4.65m x 2.34m)

#### **Bathroom**

7'9 x 6'5 (2.36m x 1.96m)

#### **Top Floor Landing**

#### **Roof Terrace**

32' x 17 (9.75m x 5.18m)

#### **Rear Garden**

#### **Front Garden**

#### **Tenure: Freehold**

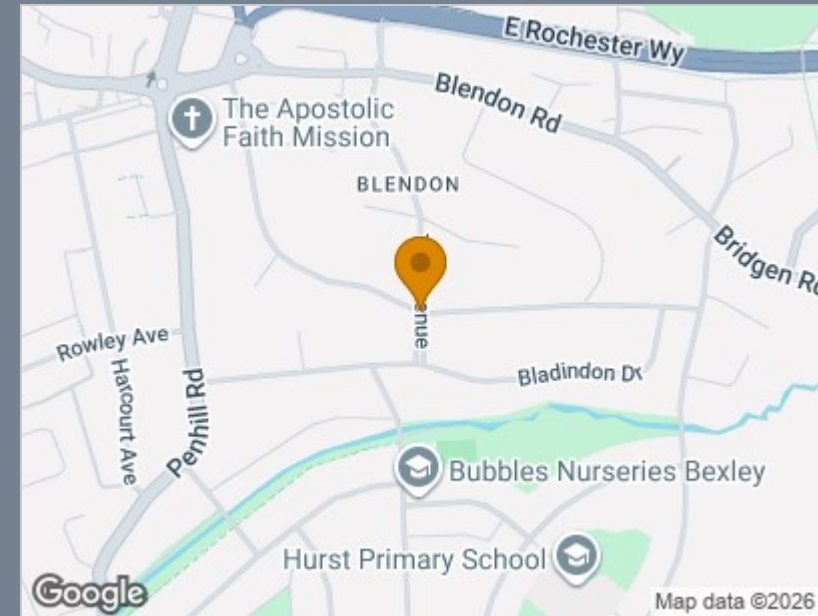
#### **Council Tax: Band F**







Total area: approx. 140.4 sq. metres (1511.6 sq. feet)



| 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>                            |                         | 78        |
| (55-68) <b>D</b>                            | 61                      |           |
| (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 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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