



Fairfield Road, Bexleyheath, DA7 4PD  
Guide price £325,000 Leasehold



Guide Price £325,000 - £350,000 The Homes Group are delighted to present to the market this well presented three bedroom maisonette which benefits from a private garden, with cabin, and gated driveway providing off road parking for two cars. Located within a short walk of Bexleyheath train station, shops & education facilities.

Formally a spacious two bedroom, now offering three separate bedrooms, the home offers space for family and home working.

As you enter the home, up a few steps, you will find a spacious landing, which has space for desk/workstation, the contemporary kitchen was installed in 2022, modern shower room, three bedrooms and living room. The boiler was replaced in 2019. The garden has recently installed artificial lawn, patio area, an array of flowers & shrubs. The garden cabin currently provides bar & workspace facilities.

Lease: 125 year lease from 29th September 1982. Annual ground rent of £10. Annual service charge (for 23/24) £399.12. Council Tax - Band B. EPC Rating - C.

#### Entrance Hall

#### Landing

#### Living Room

12'9 x 9'4 (3.89m x 2.84m)

#### Kitchen

9'6 x 9'4 (2.90m x 2.84m)

#### Shower Room

#### Bedroom One

12'9 x 10'9 (3.89m x 3.28m)

#### Inner Hall

#### Bedroom Two

14'6 into bay x 7'9 widening to 11' (4.42m into bay x 2.36m widening to 3.35m)

#### Bedroom Three

10' x 6'4 (3.05m x 1.93m)

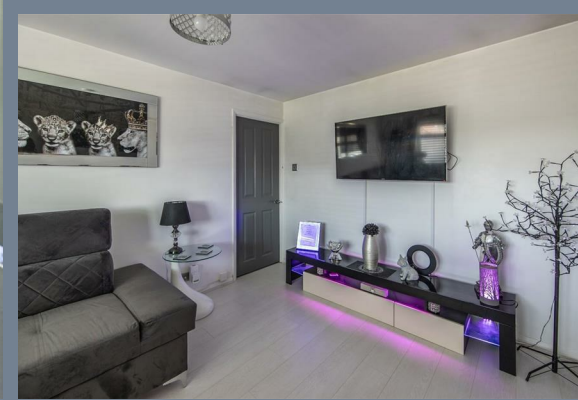
#### Driveway

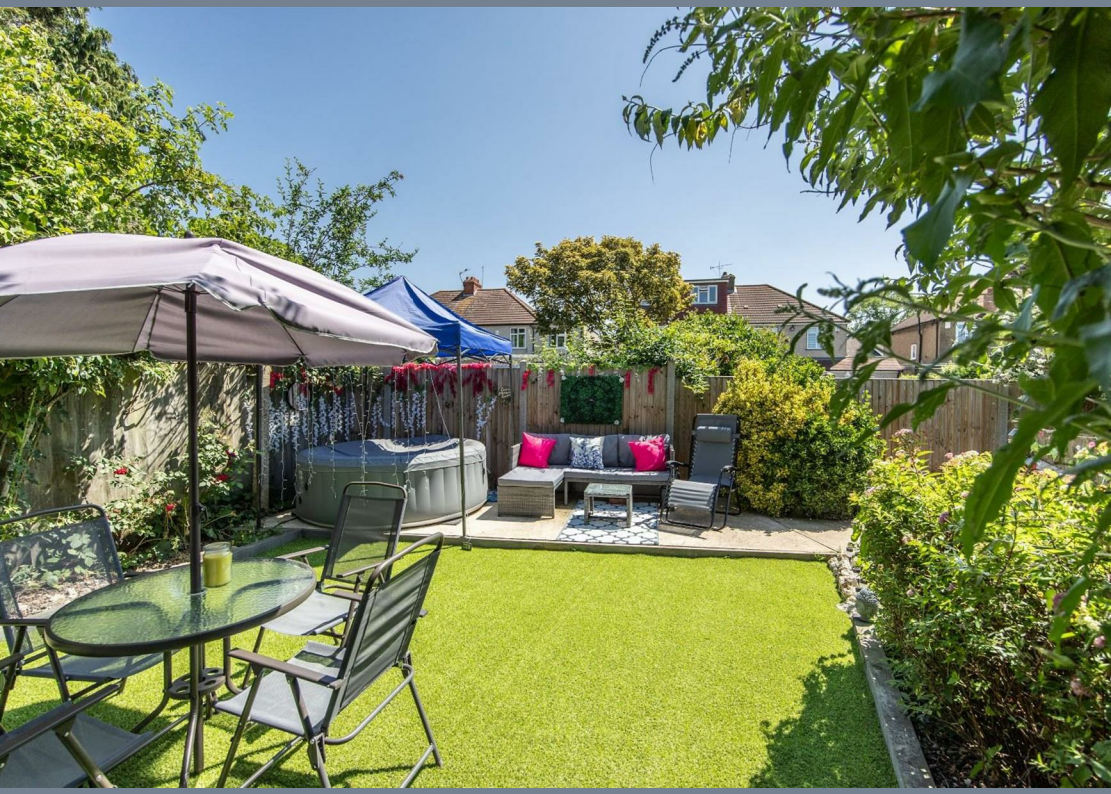
#### Garden

#### Garden Cabin

#### Tenure - Leasehold

#### Council Tax - Band B





### First Floor

Approx. 68.6 sq. metres (738.7 sq. feet)



Total area: approx. 68.6 sq. metres (738.7 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>	71	76
(55-68) <b>D</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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