



Rowan Road, Bexleyheath, DA7 4BN
Asking price £450,000 Freehold

 3  2  2  C

The Homes Group Estate Agents are delighted to offer to the market this well presented three-bedroom Victorian terrace house. The property benefits from two reception rooms, kitchen, utility room, and cloakroom to the ground floor. To the first floor is a large master bedroom, two further good size bedrooms and a family bathroom.

To the rear is a South facing garden with a decked seating area, lawn and plastic shed for storage.

The property is conveniently located for access to Bexleyheath train station with trains into London Bridge, Cannon Street, Victoria and Charing Cross main line stations. The SL3 bus route runs from Bexleyheath train station to Abbey Wood where the Elizabeth Line will take you all the way to Heathrow or Reading. Also within close proximity are a number of primary and secondary schools including grammar schools. A short walk away is Bexleyheath Broadway where you will find an abundance of restaurants, shops and a cinema.

Hallway

12'5 x 2'10 (3.78m x 0.86m)

Living Room

14' x 8'10 (4.27m x 2.69m)

Dining Room

13'5 x 11'4 (4.09m x 3.45m)

Kitchen

10'3 x 8'4 (3.12m x 2.54m)

Utility Room

4'10 x 4'9 (1.47m x 1.45m)

Ground Floor Cloakroom

5' x 2'10 (1.52m x 0.86m)

Landing

14'2 x 2'7 (4.32m x 0.79m)

Master Bedroom

13'5 x 11'3 (4.09m x 3.43m)

Bedroom Two

10'3 x 8'5 (3.12m x 2.57m)

Bedroom Three

10'4 x 6'1 (3.15m x 1.85m)

Bathroom

10'4 x 6'6 (3.15m x 1.98m)

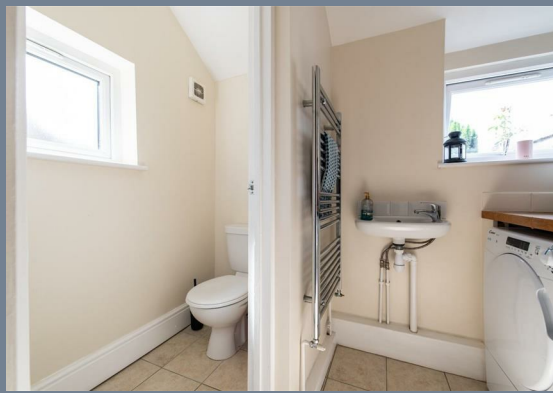
Front Garden

Rear Garden

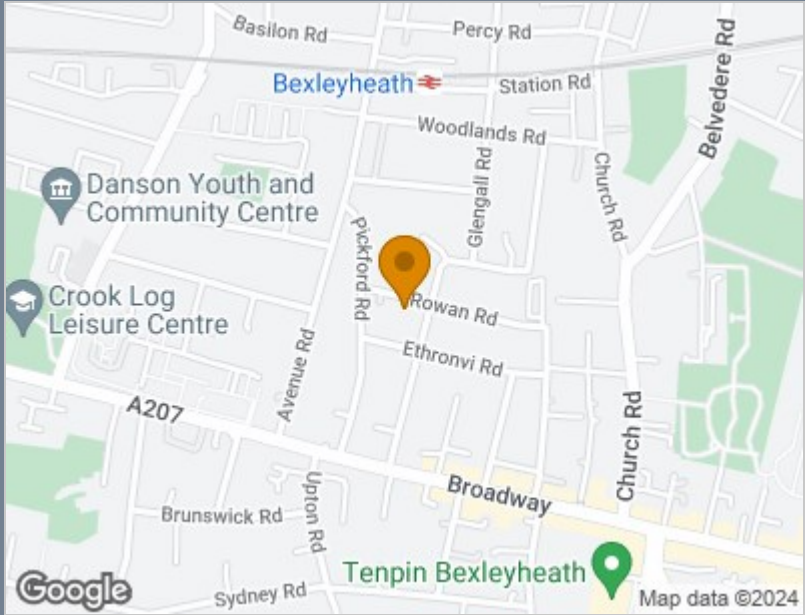
50' x 14'4 (15.24m x 4.37m)

Tenure - Freehold

Council Tax - Band C







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 0208 092 0555 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 firms employment has the authority to make or give any representation or warranty in respect of the property.