



Hythe Avenue, Bexleyheath, DA7 5NH  
Asking price £500,000 Freehold

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Offered to the market CHAIN FREE is this extended three-bedroom, semi-detached house, located within walking distance of The Pantiles, where you will find several shops, a Tea Room and The Earl Haig where you can grab some traditional pub grub. Also, being situated close to a number of primary schools, West Heath and Northumberland Heath Recreation grounds makes this an ideal location for families.

On entering the property, you will find the first reception room to the front followed by a spacious lounge/diner to the rear, kitchen and a ground floor shower room. To the first floor there are three bedrooms, family bathroom with a separate WC. The loft has eaves storage and a skylight making it a convenient useable space.

Outside to the rear of the property is a well-established garden with a lean-to for storage with electricity. To the front is a driveway with parking for up to three cars. With some modernisation, this property will make a wonderful forever home in an extremely popular area. Other benefits include double glazing, gas central heating, conveniently positioned for the 422 bus, which will take you straight to the O2 Greenwich, and Bexleyheath town centre, access to the SL3 Superloop bus, which will take you to Abbey Wood train station for the Elizabeth Line. If the bus routes are not enough to get you around, the property is approximately 0.8 miles from Bexleyheath train station accessing London Bridge, Cannon Street, Victoria and Charing Cross.

**Entrance Porch**

7'11" x 2'3" (2.13m x 0.69m)

**Hallway**

13'6" x 6'11" (4.11m x 2.11m)

**Living Room**

12'5" into bay window x 12' (3.78m into bay window x 3.66m)

**Lounge/Diner**

22'8" x 11'5" narrowing to 10'11" (6.91m x 3.48m narrowing to 3.33m)

**Kitchen**

14' x 7'10" (4.27m x 2.39m)

**Shower Room**

7'4" x 5'6" (2.24m x 1.68m)

**Landing**

8'4" x 7'8" (2.54m x 2.34m)

**Master Bedroom**

12'9" into bay window x 9'11" to wardrobe (3.89m into bay window x 3.02m to wardrobe)

**Bedroom Two**

11'5" x 11'5" (3.48m x 3.48m)

**Bedroom Three**

7'4" x 6'11" (2.24m x 2.11m)

**WC**

6'1" x 2'3" (1.85m x 0.69m)

**Bathroom**

8'10" x 4'5" (2.69m x 1.35m)

**Loft Room**

13'10" x 12'8" (4.22m x 3.86m)

**Rear Garden**

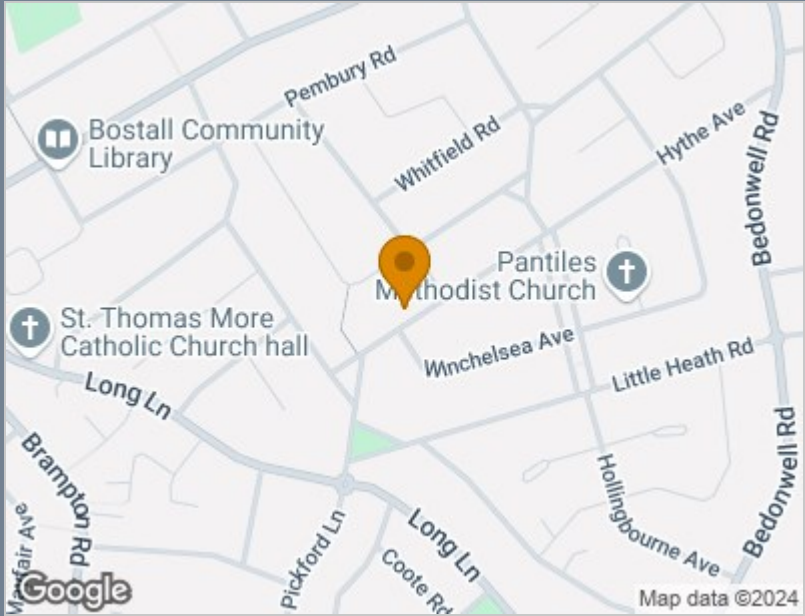
60' x 25' (18.29m x 7.62m)

**Lean-to**

25'6" x 4'6" (7.77m x 1.37m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>66</b>	
(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 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.

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