



Woodside Lane, Bexley, DA5 1EY  
Guide price £260,000

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GUIDE PRICE £260,000 - £270,000. 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

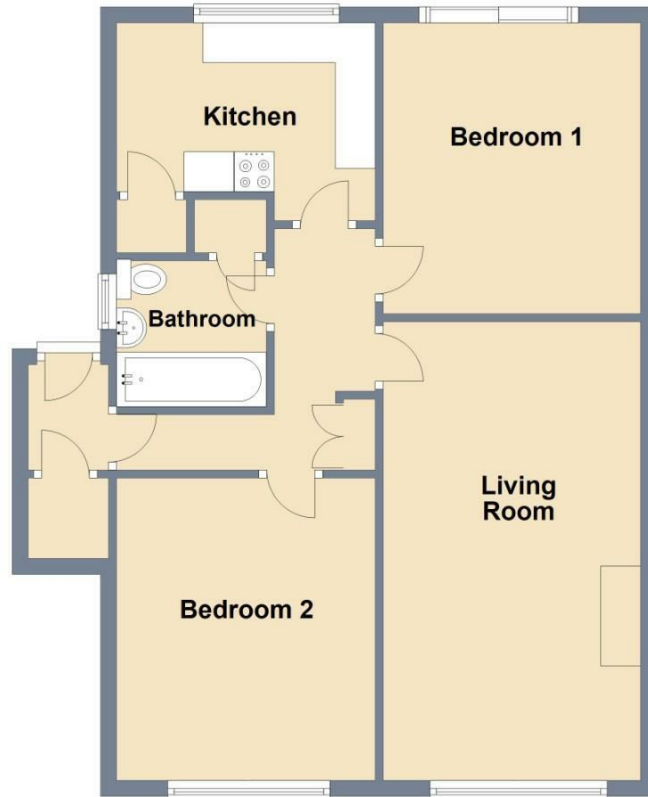
25' (7.62m)





### Ground Floor

Approx. 65.1 sq. metres (700.4 sq. feet)



Total area: approx. 65.1 sq. metres (700.4 sq. feet)



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