



Oaklands Close, Bexleyheath, DA6 7AP  
Offers in excess of £650,000 Freehold

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Located in the ever popular south side of Bexleyheath and within easy reach of Bexleyheath Town Centre is this extended five bedroom semi-detached house.

The property is situated on a cul-de-sac close to Townley Grammar School and offers good access to public transport links, the A2 and M25.

This spacious family home comprises entrance porch, hallway, cloakroom, through lounge and fitted kitchen to the ground floor. To the first floor are five generous size bedrooms and family bathroom. To the front of the property is a driveway with parking for up to three cars and access to the garage. To the rear is a well maintained garden with patio area and access to the garage. The home offers ample room for a growing family with further potential to extend subject to the usual planning consents.

**Entrance Porch**

3'3 x 6'7 (0.99m x 2.01m)

**Hallway**

17'6 x 6'2 measured to the widest point (5.33m x 1.88m measured to the widest point)

**Through Lounge**

27'8 x 13' (8.43m x 3.96m)

**Kitchen**

13'4 x 11'7 (4.06m x 3.53m)

**Cloakroom**

3' x 2'7 (0.91m x 0.79m)

**Landing**

10'7 x 9 (3.23m x 2.74m)

**Master Bedroom**

13'7 x 11'7 (4.14m x 3.53m)

**Bedroom Two**

13'5 x 12'3 (4.09m x 3.73m)

**Bedroom Three**

13'8 x 7'2 (4.17m x 2.18m)

**Bedroom Four**

12 x 7'3 (3.66m x 2.21m)

**Bedroom Five**

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

**Bathroom**

8'5 x 7 (2.57m x 2.13m)

**Garden**

55 x 30 (16.76m x 9.14m )

**Garage**

17 x 8 (5.18m x 2.44m)

**Tenure - Freehold**

**Council Tax - Band E**





### Ground Floor

Approx. 73.8 sq. metres (794.5 sq. feet)



### First Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 141.0 sq. metres (1518.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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