



Page Close, Bean, DA2 8BX
Guide price £335,000 Freehold

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Located within the village of Bean and occupying a corner position plot is this well presented and spacious three bedroom house. The home is located within walking distance to Bean Primary School, Beacon Wood County Park, local shop, doctors and Black Horse public house and a few minutes drive to Bluewater.

As the enter the home you will find a spacious entrance hall, cloakroom, modern kitchen with white high gloss units which leads into the living dining room. This room feels bright and airy with double doors on two sides leading to the rear & side garden. On the first floor are the three well-proportioned bedrooms and family bathroom.

The home is on a corner plot which offers potential, subject to the necessary planning approval, for expansion.

Contact The Homes Group for your viewing appointment.

Entrance Hall

9'5 x 8'8 (2.87m x 2.64m)

Cloakroom

Kitchen

12' x 8 (3.66m x 2.44m)

Living/Dining Room

17'8 x 14'6 (5.38m x 4.42m)

Landing

11'4 x 6'10 (3.45m x 2.08m)

Bedroom One

13'4 x 11' (4.06m x 3.35m)

Bedroom Two

13'1 x 8'10 (3.99m x 2.69m)

Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)

Bathroom

Rear Garden

Side Garden

Parking

Tenure - Freehold

Council Tax - Band C





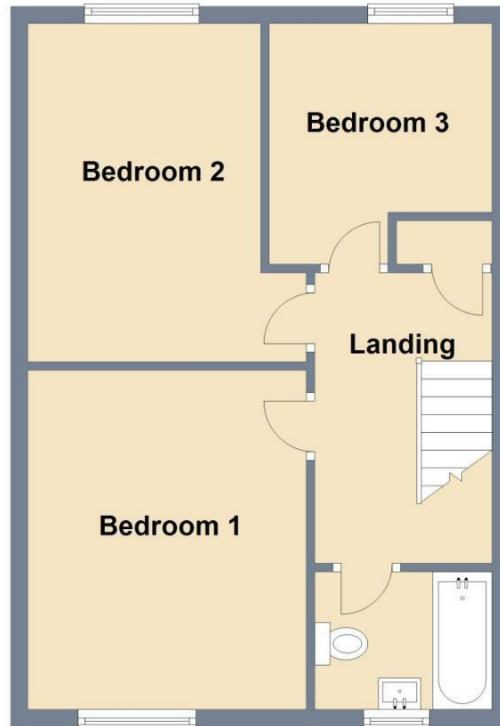
Ground Floor

Approx. 44.2 sq. metres (476.1 sq. feet)

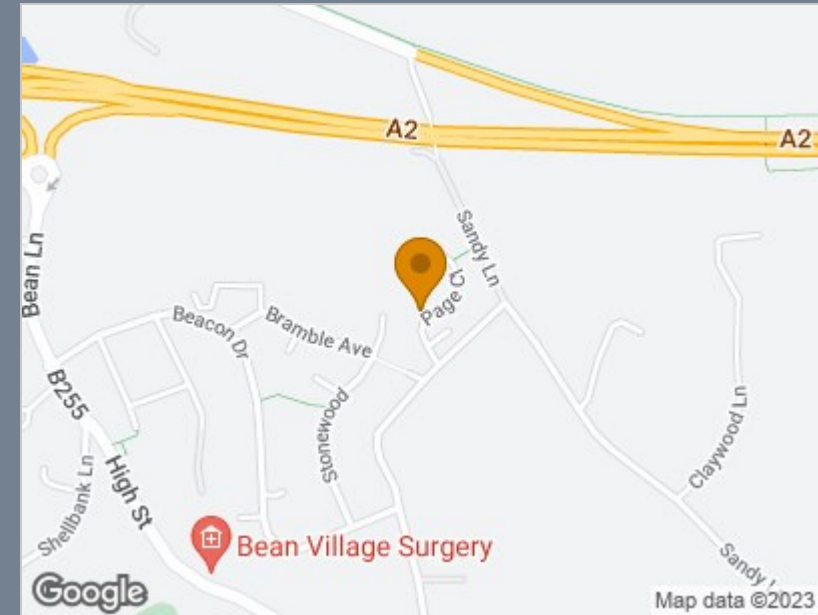


First Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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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