



Elmwood Drive, Bexley, DA5 3PS  
Guide price £600,000 - £625,000 Freehold



Guide Price £600,000 - £625,000 The Homes Group are delighted to present to the market this spacious & extended three bedroom semi-detached house located within easy reach of a variety of schools and Albany Park & Bexley train stations. Accommodation comprises of; entrance hall, utility/cloakroom, 25' living room, kitchen/diner with three good-sized bedrooms and family bathroom on the first floor. Externally the home benefits from a low maintenance rear garden with log cabin, side access and block paved front providing off road parking to the front for two/three cars.

**Entrance Hall**

**Utility/Cloakroom**

10' x 7'5 (3.05m x 2.26m)

**Living Room**

25'9 x 10'3 (7.85m x 3.12m)

**Kitchen/Diner**

17'5 x 12'5 (5.31m x 3.78m)

**Landing**

**Bedroom One**

13'10 x 11'6 (4.22m x 3.51m)

**Bedroom Two**

10'11 x 8'5 (3.33m x 2.57m)

**Bedroom Three**

9'7 x 7'6 (2.92m x 2.29m)

**Bathroom**

10'3 x 7'3 (3.12m x 2.21m)

**Garden**

**Driveway**

**Tenure: Freehold**

**Council Tax: Band E**





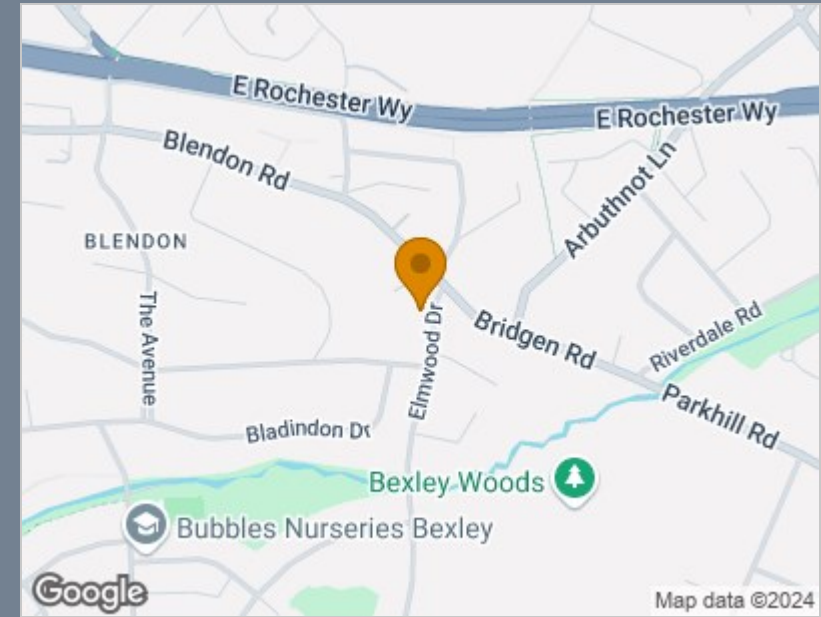
**Ground Floor**  
Approx. 61.0 sq. metres (656.7 sq. feet)



**First Floor**  
Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 105.5 sq. metres (1135.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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