



## BEECHCROFT AVENUE

### BEXLEYHEATH

Offers In The Region Of £425,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Located on the B section of the ever popular ABC roads is this charming three bedroom extended semi detached family home. The property itself has being sold for the first time in over 25 years and really highlights how family orientated this area really is. Shops and schools are all close by, as well as transport links suited to commuters looking to get into London.

The ground floor offers a spacious lounge with an open plan kitchen breakfast room. This is a perfect space for those who like to entertain and host dinner parties, or even for that chef in the family to have that ideal space to show off their culinary skills. A ground floor W/C is just off the hallway.

Three bedrooms and a family bathroom are just off the landing and there is space to extend subject to planning permission from the council. Having the potential really leaves the next lucky buyer with good imagination to add their own stamp over time.

The garden is mainly laid to lawn and for those keen gardeners out there, this offers the chance to relax in your comfort zone in the approaching summer months.

Off street parking is vital and parking is off street with plenty of bay parking on road when family and friends invite themselves over to see you.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## BEEHCROFT AVENUE

BEXLEYHEATH

- Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/Diner
- Bathroom To The First Floor
- Area: 1,052 Sq.Ft
- Private Rear Garden
- EPC: TBC
- Off Street Parking
- Pontential To Extend STPP
- Train Station, Schools And Shops Close By

