

TOTAL FLOOR AREA: 616 sq.ft. (57.2 sq.m.) approx.  
We warrant that the floor area is measured in accordance with the Royal Institution of Chartered Surveyors (RICS) 'Surveying in Practice' and that the measurements are accurate to the best of our knowledge. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The location, position and appearance of fixtures have not been tested and no guarantee is given for their operation or condition at the time of sale.



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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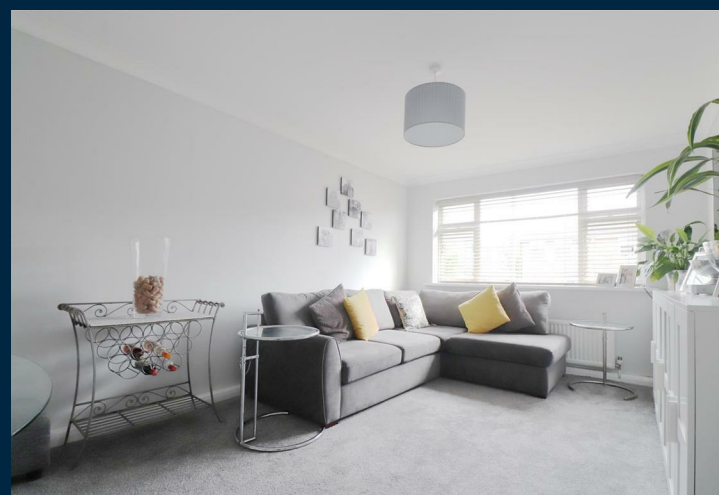
**Offers In Excess Of**  
**£300,000**

## **Bourne Road Bexley**

**Calling all first time buyers! Situated in the heart of Bexley Village within a short walking distance to local shops and Bexley Train Station is this modern detached ground floor maisonette. Internally the property has a welcoming entrance hall that leads to a light and airy 16ft lounge area. There are two double bedrooms, modern kitchen and bathroom.**

**Externally there are front and rear gardens and if you have a car there is a garage.**

**Maisonettes in this area are rarely available. Make that call today or risk losing out!**



- **Detached Maisonette**
- **Ground Floor**
- **Two bedrooms**
- **Close To Bexley Train Station**
- **Garage**
- **Front And Rear Gardens**
- **Internally Modern**
- **Long Lease**

