



ENTRANCE FLOOR
APPROX. FLOOR
AREA 13 SQ. FT.
(4.9 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 577 SQ. FT.
(53.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 630 SQ. FT. (58.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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**Guide Price
£270,000**

Brook Lane

Bexley

£270,000 - £290,000

This immaculately 1st floor Maisonette boasts a 135+ year lease and would make a great First Time Buy, or an ideal Buy To Let with anticipated rental of £1100 pcm. Situated a short distance from Danson Park, local shops, schools, and within easy access of Bexleyheath Shopping centre and the A2, the area caters for a range of individual and family needs in this desirable location in South Bexleyheath.

The property comprises an Entrance Hall with stairs leading to the Landing on the 1st floor which is light and airy and has a pull-down ladder to a part boarded loft. The Kitchen has been modernised and has space for 2 appliances and a built in oven + hob with extractor. The Bathroom has also been updated with giving a stylish finish with floor + wall tiles and 3pc suite. Both Bedrooms are double rooms and one benefits from a built-in wardrobe offering plenty of storage. Double glazing and gas central heating are featured and the boiler was upgraded in 2012. Externally, the property boasts a private Rear Garden with a shed, decking and is mainly laid to lawn. To the front, there is a Driveway providing Off Road Parking for 2 cars.

We expect a lot of interest in this so pick up the phone today and book your viewing!



- **Style: First Floor Maisonette**
- **Bedrooms: 2**
- **Bathrooms: 1**
- **Receptions: 1**
- **Floor Area: 630 Sq Ft**
- **EPC: D 66**
- **Lease in excess of 130 Years**
- **Private Rear Garden**
- **Off Road Parking**
- **Immaculate Home**

