

TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the Floorplan 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac (02022)



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.

**9 Midfield Parade, Mayplace Road East
 Bexleyheath
 DA7 6NB**

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**Guide Price
 £460,000**

Appledore Avenue Bexleyheath

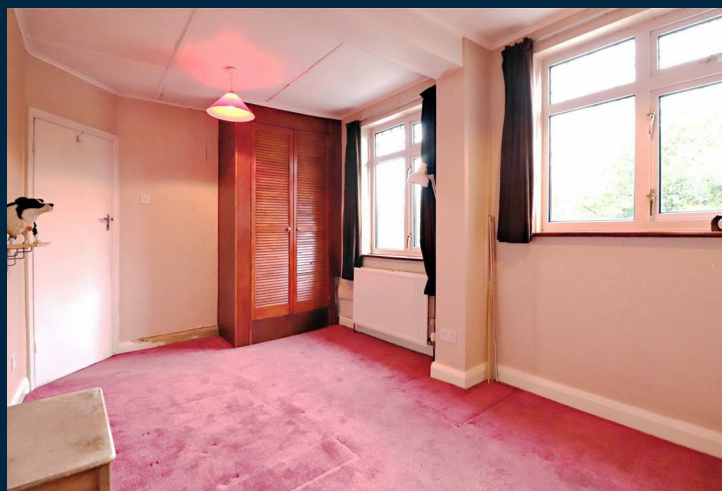
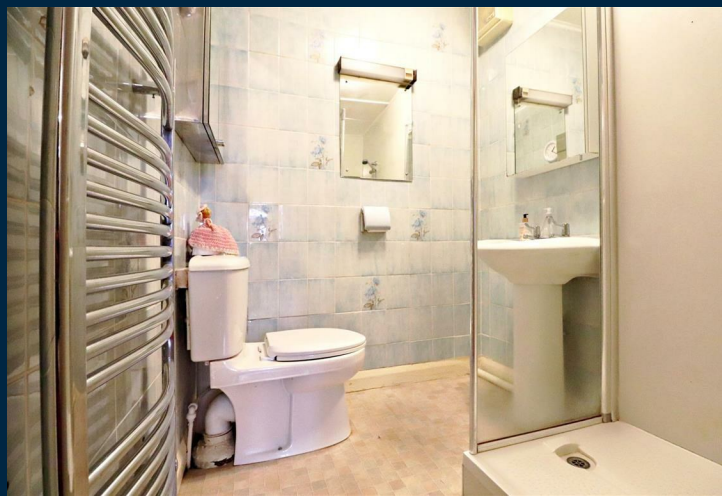
As far as locations go, they don't come much better than this. Close to the train station, yet far enough away to not be bothered by the passers by. Close to lots of fantastic primary schools, all with great results year after year. The perfect education for your children catered for. Close to Barnehurst golf course which is surrounded by public woodland. The ideal space to walk the dog and gather your thoughts, while gaining a little exercise. In layman terms, the perfect house.

Even though some updating is required, this has all the makings of a fine family home.

The ground floor has a lounge which leads to a kitchen and in turn to a breakfast room. The shower room is on the ground floor.

Upstairs has three generous sized bedrooms which the main room having another bonus room directly off it, which would be ideal as a large dressing room or office to work from home in.

There's an integral garage which has plenty of storage and a driveway on the front.



- **THREE/FOUR BEDROOM HOME**
- **SOME UPDATING REQUIRED**
- **HUGE POTENTIAL**
- **CLOSE TO GREAT SCHOOLS AND TRAIN STATION**
- **NO CHAIN AHEAD**
- **DOWNSTAIRS SHOWER ROOM**
- **KITCHEN AND SEPARATE BREAKFAST ROOM**
- **EPC - 51 E**
- **SQ FT - 1,157**

