



GROUND FLOOR  
APPROX. FLOOR  
AREA 727 SQ.FT.  
(67.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 162 SQ.FT.  
(15.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 889 SQ.FT. (82.6 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.

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

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**Guide Price  
£425,000**



**Beechcroft Avenue  
Bexleyheath**

**We are delighted to offer to the market this chain free bungalow which is located in one of the popular ABC roads.**

**Needing some TLC, this would ideal for those looking to put their own stamp on a property to make it into their own.**

**There is a loft conversion from years past boasting a further bedroom and there is plenty more scope for extending subject to planning consent from Bexley council.**

**The ground floor has two bedrooms, a lounge, kitchen and bathroom.**



- **2/3 BEDROOM SEMI DETACHED BUNGALOW**
- **CHAIN FREE**
- **889 SQ FT**
- **POPULAR ABC ROAD LOCATION**
- **IN NEED OF REFURBISHMENT**
- **EPC 51 E**

