



MALVERN AVENUE  
BEXLEYHEATH  
Guide Price £375,000

TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.5 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: 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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**\*\* PRICE RANGE £375,000 - £400,000 \*\***

Tucked away in a quiet cul de sac location is this CHAIN FREE TWO BEDROOM DETACHED BUNGALOW, the property is in need of some updating but is a good size throughout which has lots of potential.

The accommodation comprises an Entrance porch which leads into a hallway, from here you can access all of the living space which includes a good size lounge, and this is to the rear of the property overlooking the garden. The kitchen is also a good size and gives access to the conservatory and from here leads into the garden.

Further to this there are two bedrooms and a generous sized bathroom.

There is an integral garage which if you're looking for extra storage or to put a car then this is perfect, however, if you don't need a garage then this could also be converted into another reception room or bedroom quite easily.

So, if you're looking for a bungalow that is in a quiet location but still close enough to local shops and transport then this should be at the top of your viewing list!

**2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## MALVERN AVENUE

BEXLEYHEATH

- Chain free
- Quiet cul de sac
- Detached bungalow
- In need of some updating
- Integral garage
- Two bedrooms
- Good size lounge & kitchen
- Must be viewed
- Floorspace: 952 Sq Ft
- EPC - tbc

