



# Mark Close

Bexleyheath, DA7 5JX

## VIDEO TOUR AVAILABLE

A well presented 3 bedroom semi detached house which sits in a popular road offering access to local shops, schools and transport links. The house offers potential to extend (STPP) plenty of off street parking and a garage to the rear. Internal viewing comes highly recommended on this great 3 bedroom house.

## Main Features

- 3 bedroom semi detached house
- Garage and ample off street parking
- Potential to extend (STPP)
- Easy access to local shops, schools and transport links
- Artificial turf to rear garden

## FULL DESCRIPTION

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Offered to the market is this 3 bedroom semi detached house that offers potential to extend (STPP) and sits in a sought after location. The house has been really well presented by the current owners and we feel would make a great family home with it offering access to local shops, schools and transport links.

The house itself briefly comprises: Entrance hall, a large living room that consists of a lounge area with bay fronted window and a dining area which features patio doors onto the garden. There is also access to the garden via the kitchen and this offers a range of appliances and storage. The first floor offers 3 bedrooms and a modern family bathroom as well as the landing with storage and access to the loft.

Externally there is a low maintenance rear garden featuring artificial turf, plenty of off street parking to the front as well as a garage to the rear with another parking space.

This is a really well presented semi detached house that also offers someone that chance to buy a family home that they can extend when needed (STPP).

## Entrance porch

### Lounge area

13' 1" x 12' 1" (3.99m x 3.68m)

### Dining area

12' 0" x 8' 1" (3.66m x 2.46m)

### Kitchen

8' 9" x 6' 8" (2.67m x 2.03m)

### First floor landing

### Bedroom one

12' 6" x 8' 10" (3.81m x 2.69m)

### Bedroom two

9' 8" x 8' 3" (2.95m x 2.51m)

### Bedroom three

9' 0" x 6' 0" (2.74m x 1.83m)

### Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

### Outside

Rear garden with paved area and lawn.

Off street parking to the front and garage to the rear.

## Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band D - £1,745 per annum.

EER Rating: 58 EIR Rating: 0

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn right. At the traffic lights turn right into Hurst Road and at the roundabout take the first exit onto Penhill Road. At the end proceed straight over the roundabout onto Danson Road and under the underpass. At the next roundabout take the second exit onto Danson Road and continue all the way to the end. At the traffic lights turn right and then second left onto Avenue Road. Continue all the way to the end of this road and at the roundabout take the first exit onto Long Lane and then Mark Close is the second turning on the left. Closest Stations: Bexleyheath(0.55 mi) Barnehurst (1.25 mi) Welling (1.37 mi) Closest Schools: Brampton Primary Academy (0.35 mi) St Thomas More Catholic Primary School (0.45 mi) Welling School (0.81 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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