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# Rutland Close

Bexley, DA5 3HY

## VIDEO TOUR AVAILABLE

A 3 bedroom end of terrace house that sits in the corner of this popular close. Rutland Close offers easy access to Albany Park train station, local shops and some great schools. The house is deceptively spacious and also offers potential to extend (STPP)

## Main Features

- 3 bedroom end of terrace house
- Popular close
- Potential to extend (STPP)
- Easy access to Albany Park station
- Convenient for local shops and schools
- Well presented rear garden

## FULL DESCRIPTION

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Offered to the market is this 3 bedroom end of terrace house. The property offers potential to extend (STPP) and sits in a popular location offering easy access to Albany Park station, shops and schools. The house is positioned in the corner of a popular close and briefly comprises of: Entrance hall, front lounge which leads into a room currently used as bedroom four but could easily be turned into a dining room or have the stud wall removed to make a large through lounge. There is a good sized kitchen with access onto the rear garden and then on the first floor are three good sized bedrooms, a bathroom with separate wc and landing with access to the loft.

Externally there is a large front garden, well presented rear garden with raised borders and a covered rear seating area. There is potential to extend (STPP) and parking on street.

## Entrance hall

12' 7" x 6' 0" (3.84m x 1.83m)

## Lounge

10' 6" x 8' 7" (3.2m x 2.62m)

## Reception/bedroom four

12' 7" x 11' 3" (3.84m x 3.43m)

## Kitchen

10' 6" x 8' 7" (3.2m x 2.62m)

## First Floor Landing

7' 9" x 5' 7" (2.36m x 1.7m)

## Bedroom one

13' 1" x 11' 7" (3.99m x 3.53m)

## Bedroom two

11' 3" x 11' 7" (3.43m x 3.53m)

## Bedroom three

10' 2" x 7' 1" (3.1m x 2.16m)

## Bathroom

## Outside

Large front garden. Well presented rear garden with covered seating area.

## 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 C - £1,551 per annum.

EER Rating: 69

Local authority: Bexley London Borough Council

## Directions

From our Sidcup office turn left into Station Road and under the railway bridge. At the traffic lights turn left into Faraday Avenue and continue all the way to the end. Turn left into Footscray Lane and first right into Eynsford Crescent. Take the first right into Carisbrooke Avenue and the third turning on the right is Rutland Close. Closest Stations: Albany Park (0.14 mi) Sidcup (0.90 mi) Bexley (1.03 mi) Closest Schools: Hurst Primary School (0.34 mi) Royal Park Primary Academy (0.49 mi) Hurstmere School (0.42 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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