



Beechcroft Avenue, Bexleyheath, DA7

£515,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

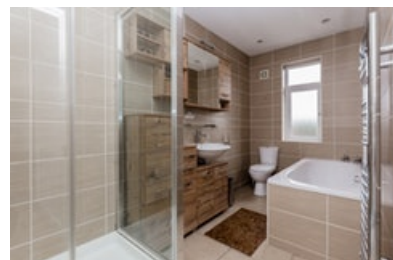
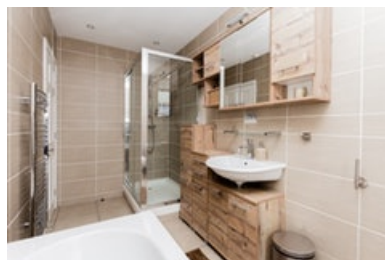
HouseSimple is pleased to present this 4 bedroom extended semi-detached house in Bexleyheath. Property located in a quiet, firmly residential street comprises lounge, dining/family room, kitchen, family bathroom and off street parking (double drive). Further benefits include gas central heating

Key features:

- NO CHAIN
- Large Open Plan Kitchen Dining
- Freehold
- Large Garden
- Double Drive
- 4 Bedrooms
- Brick Built Outbuilding (Gym/Workshop)
- OFSTED Outstanding Rated Barnehurst Schools catchment area
- Walking Distance to Train Station
- Good Transport Links to Central London
- Barnehurst Golf Course nearby
- Intruder Alarm

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band E (£2052.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



HouseSimple is pleased to present this 4 bedroom extended semi-detached house in Bexleyheath.

Property located in a quiet, firmly residential street comprises lounge, dining/family room, kitchen, family bathroom and off street parking (double drive). Further benefits include gas central heating (combi boiler), double glazing and approximately 80ft garden with brick-built outbuilding with substantial space for storage/workshop/gym. Total area 1138 sq ft (105.72 sq m). EPC Rating C73.

Hallway description: American Regency wood-effect flooring, stairs with storage under, radiator.

Reception Room: dimensions 4.4m x 3.7m (16.28 sq m)

14' 5" x 12' 2"

1 2 3 4 5 6 7 8 9 10 11 12

Double glazed window to front, wood floor, stone fireplace, radiator.

Open Plan Kitchen / Dining / Family Room dimensions 6m x 5.2m (31.2 sq m)

19' 8" x 17' 1"

Double glazed window to rear, double glazed french doors and back door to garden. Range of wood effect wall and base units, stainless steel electric oven, hob, extractor, integrated dishwasher, composite sink with Brita water filter mixer tap, large stainless steel fridge freezer. Laminate slate-effect floor tiles, radiator with cover, velux sky-light, Cloakroom: WC with hand wash basin, storage cupboard and stainless steel washing machine.

Master Bedroom dimensions 4.5m x 2.6m (11.7 sq m)

14' 9" x 8' 6"

Double glazed windows to front, large fitted wardrobes, carpet, radiator.

Bedroom 2 dimensions 3.4m x 2.3m (7.82 sq m)

11' 2" x 7' 7"

Double glazed window, carpet, radiator.

Bedroom 3 dimensions 2.7m x 2.5m (6.75 sq m)

8' 10" x 8' 2"

Double glazed window, carpet, radiator.

Bedroom 4 dimensions 2.6m x 1.6m (4.16 sq m)

8' 6" x 5' 3"

Double glazed window, carpet, radiator.

Family Bathroom dimensions 3.7m x 1.7m (6.29 sq m)

12' 2" x 5' 7"

Double glazed window, bath, double shower cubicle, WC, hand wash basin, chrome heated tower rail, fully tiled floor and walls, spotlights and wood effect bathroom cabinets.

Garden description: approximately 80sq ft rear garden with large decked area with outside lights and outside tap/sink, electrical sockets, lawn with raised flower beds. large patio area, wooden shed.

Outbuilding (great for workshop/gym) is brick-built, double glazed window and french doors, storage units, electrics & lights, laminate flooring and electric over-door heater.

Bosch Fridge Freezer and washing machine, bathroom furniture are included in the sale.

Southeastern Trains to Central London from Barnehurst Station (Zone 6 only 8-10 min walk) :

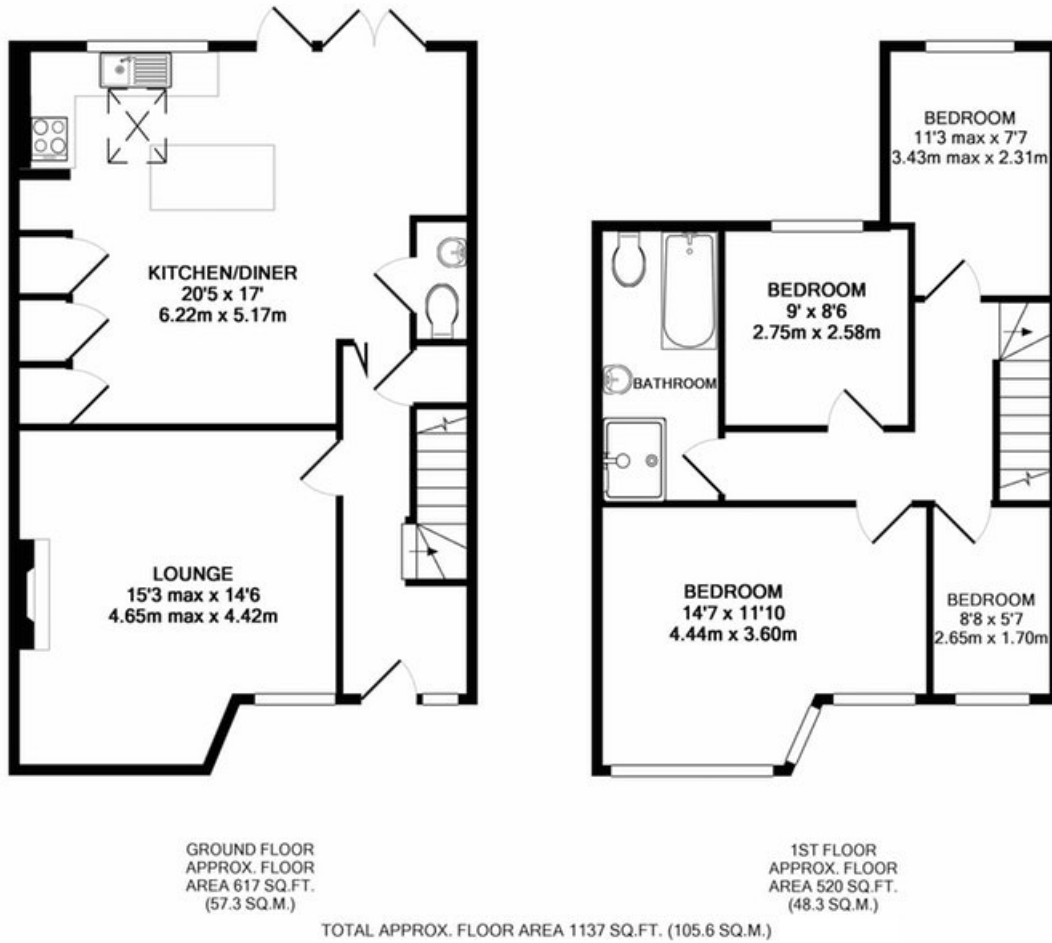
30 min to London Bridge

40 min to London Charing Cross

40 min to London Cannon Street

44 min to London Victoria

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

18, Beechcroft Avenue, BEXLEYHEATH, DA7 6QS

Dwelling type: Semi-detached house	Reference number: 8484-7029-1470-6994-4926
Date of assessment: 24 January 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 January 2014	Total floor area: 102 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,094
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 99 over 3 years </div>
Heating	£ 1,566 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 324 over 3 years	£ 225 over 3 years	
Totals	£ 2,094	£ 1,995	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">73</td><td style="text-align: center;">83</td></tr> </table>	Current	Potential	73	83	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
73	83												

Top actions you can take to save money and make your home more efficient

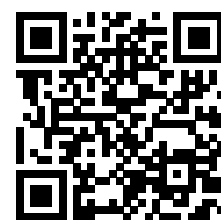
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 98
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 787

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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