

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



HERBERT ROAD  
 BEXLEYHEATH DA7 4QE  
 £1,450 Per month



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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.







Welcome to this delightful 2-bedroom first-floor maisonette, available immediately for those eager to settle into their new home without delay.

Situated close to Bexleyheath train station, this property offers convenience for commuters, making travel a breeze. The maisonette features 2 large cosy bedrooms and 1 modern bathroom, ideal for professionals looking for a comfortable living space.

Recently redecorated throughout to an exceptional standard. Every detail has been carefully considered to create a contemporary and luxurious living space, ready for you to enjoy from the moment you step inside.

One of the highlights of this property is the large rear private garden—a rare find for a maisonette—providing a lovely outdoor space to relax and offering off road parking at the rear. The property is surrounded by good local shops, ensuring that all your daily needs are easily met.

Don't miss out on the opportunity to make this property your home.

2 BEDROOMS • null RECEPTION ROOMS • 1 BATHROOMS

## HERBERT ROAD

BEXLEYHEATH DA7 4QE

- 2 BEDROOM 1ST FLOOR MAISONETTE
- AVAILABLE IMMEDIATELY
- LARGE PRIVATE GARDEN
- REDECORATED THROUGHOUT
- CLOSE TO BEXLEYHEATH TRAIN STATION
- COUNCIL TAX C
- REAR OFF STREET PARKING
- SUBJECT TO SUCCESSFUL REFERENCING

