



Howard Avenue | Bexley, DA5 3BE



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£400,000 to £425,000 Freehold

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## Howard Avenue, Bexley

Within walking distance to Albany Park train station, shops and a selection of schools is this immaculately presented 2 bedroom mid-terraced family home that benefits from a sunny south facing garden.

### Property Features

- Council Tax: D
- EPC Rating: D
- Off Road Parking
- South Facing Garden
- Fully Double Glazed
- Gas Central Heating
- Close to Station, Schools and Shops
- Modern Kitchen and Bathroom





## Interior

**Hall** Door to front. Stairs to 1st floor. Radiator. Wood laminate flooring.

**Lounge/Diner** Double glazed bay window to front with bespoke wooden shutter blinds. Double glazed window to rear with bespoke wooden shutter blind. Radiator x2. Electric fireplace. Wood laminate flooring. Cupboard under stairs.

**Kitchen** Double glazed window to rear. UPVC door to side accessing garden. Range of wall and base units with work surface over. Stainless steel sink and drainer. Integrated double oven and dishwasher. Plumbed for washing machine. Space for fridge freezer. Partly tiled walls. Tiled floor.

**Landing** Loft access. Carpet.

**Bedroom 1** Double glazed bay window to front with bespoke wooden shutter blinds. Radiator. Built in wardrobes. Carpet.

**Bedroom 2** Double glazed window to rear. Radiator. Carpet.

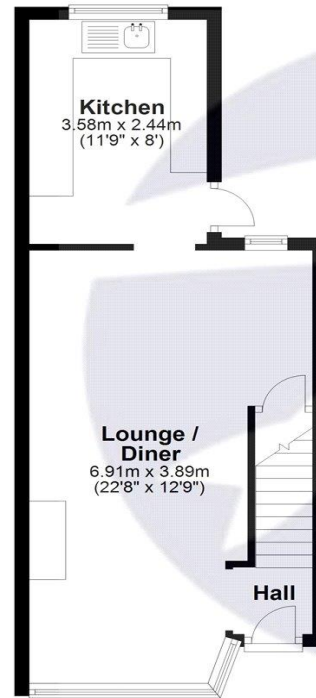
**Bathroom** Double glazed window to rear. Panelled bath with shower over. Vanity unit with enclosed WC and basin. Heated towel rail. Fully tiled. Extractor fan.

## Exterior

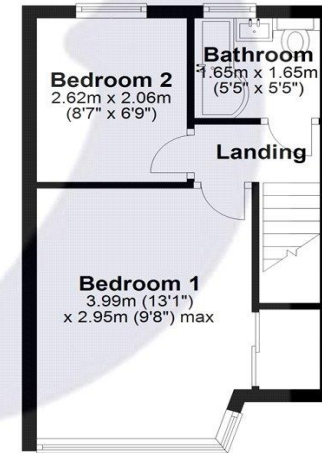
**Front** Crazy paved driveway for 1 car.

**Rear Garden** Decked seating area. Steps up to lawned area. Rear seating area. Garden shed.

**Ground Floor**  
Approx. 34.8 sq. metres (374.5 sq. feet)



**First Floor**  
Approx. 25.0 sq. metres (269.2 sq. feet)



**Total area: approx. 59.8 sq. metres (643.8 sq. feet)**

Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.

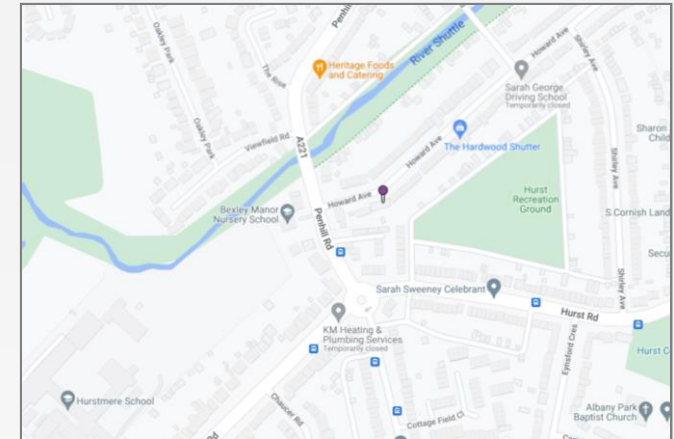






## Property Location

Howard Avenue, Bexley, DA5 3BE



\*All distances from branch postcode. Train time from nearest station.

## Additional Information

Bexley Village is the heart of the local community and the pretty High Street has resisted turning into another cloned shopping destination. You'll find independent stores, family-run businesses, pubs, restaurants and the mainline train station.

Bexley is also home to two of the borough's grammars and some respected primary schools for families. Hall Place is Bexley Village's most notable attraction. This Grade 1 listed Tudor mansion hosts regular events, and has its own café and neighbouring restaurant.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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