



Howard Avenue | Bexley, Kent, DA5 3BA

 2  1  1 £415,000 Freehold

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## Howard Avenue, Bexley

Conveniently located within walking distance to Albany Park train station, local schools and shops is this immaculately presented 2 bedroom mid-terrace home benefitting from a ground floor WC.

### Property Features

- Council Tax: C
- EPC Rating: D
- Open Plan Kitchen/Diner/Living Room
- Ground Floor WC
- Gated Rear Access
- Off Road Parking
- Close to Train Station
- New Roof (2024)



## Interior

**Entrance Hall** Door to front. Stairs to first floor.

**Lounge/Diner/Kitchen** Double glazed window to front. Electric fireplace. Radiator x2. Under stairs cupboard. Wood laminate flooring.

**Kitchen:** Double glazed French doors to rear. Wall and base units with work surface over. Integrated fridge, freezer and dishwasher. Plumbed for washing machine. Stainless steel sink and drainer with mixer tap. Electric hob with extractor fan over. Locally tiled walls. Vinyl flooring.

**Ground Floor WC** Low level WC. Vanity sink unit. Wood laminate flooring.

**Landing** Loft access. Carpet.

**Bedroom 1** Double glazed window to front. Radiator. Built-in wardrobe over stairs. Carpet.

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

**Shower Room** Double glazed window to rear. Fully tiled. Large shower. Vanity sink unit. Low Level WC. Chrome heated towel rail.

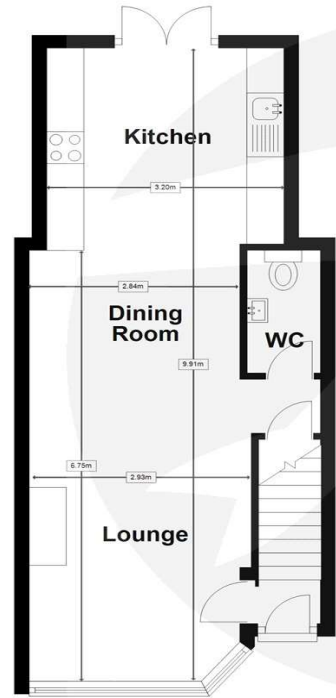
## Exterior

**Front** Hard standing to front.

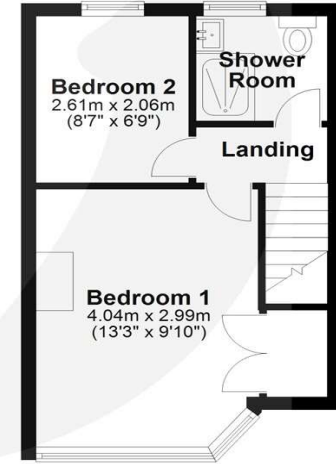
**Garden** Raised patio area. Steps down to lawn.

**Rear** Gated rear access with hardstanding for multiple vehicles. Potential to build outbuilding or garage.

**Ground Floor**  
Approx. 35.5 sq. metres (382.2 sq. feet)



**First Floor**  
Approx. 25.5 sq. metres (274.5 sq. feet)



**Total area: approx. 61.0 sq. metres (656.7 sq. feet)**

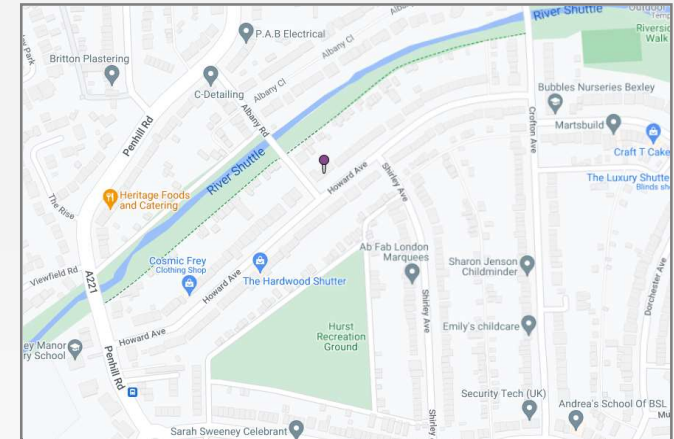
Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Howard Avenue, Bexley, Kent, DA5 3BA



\*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.**

01322 559900  
Robinson Jackson  
77 Bexley High Street,  
Bexley,  
Kent DA5 1JX

[bexley@robinson-jackson.com](mailto:bexley@robinson-jackson.com)

