



**25 Dorothy Evans Close
Bexleyheath, Kent DA7 6AJ
Offers in excess of £500,000**

OFFERS OVER £500,000 - this spacious extended family home is situated in a very popular cul de sac close to Bexleyheath Broadway with its array of shops and amenities and also well located for several schools. The property offers great versatile accommodation and must be viewed to fully appreciate what it has to offer.

Comprising porch, entrance hall, open plan living and dining area with patio doors leading to the low maintenance rear garden and access to the double garage.

There is a good sized kitchen/breakfasting room, downstairs wc and further reception/study/playroom.

To the first floor are three bedrooms, family bathroom and separate shower room.

There are stairs off the landing up to the fourth bedroom/loft room.

Externally there is a good sized front garden offering parking for 4/5 cars and also a double garage via a share access with next door.

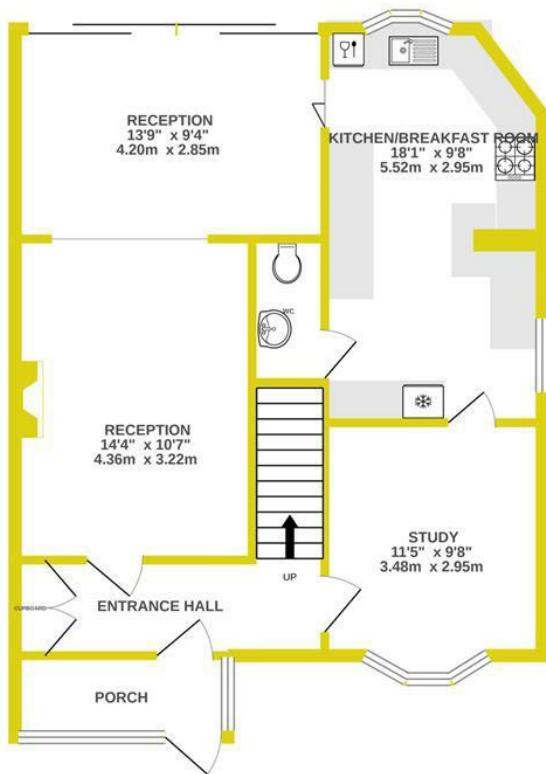
VIEWING IS A MUST!!! CALL NOW TO BOOK YOUR VIEWING SLOT FOR MONDAY !!!!







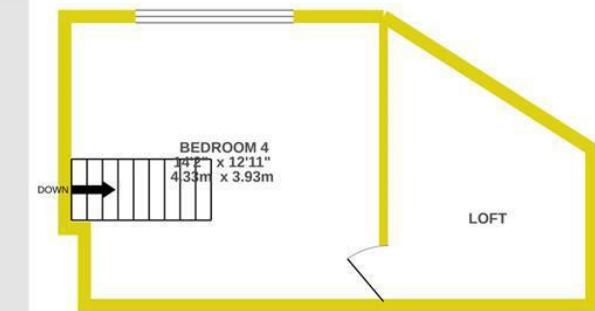
GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



William
theakston
estate agents

TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	