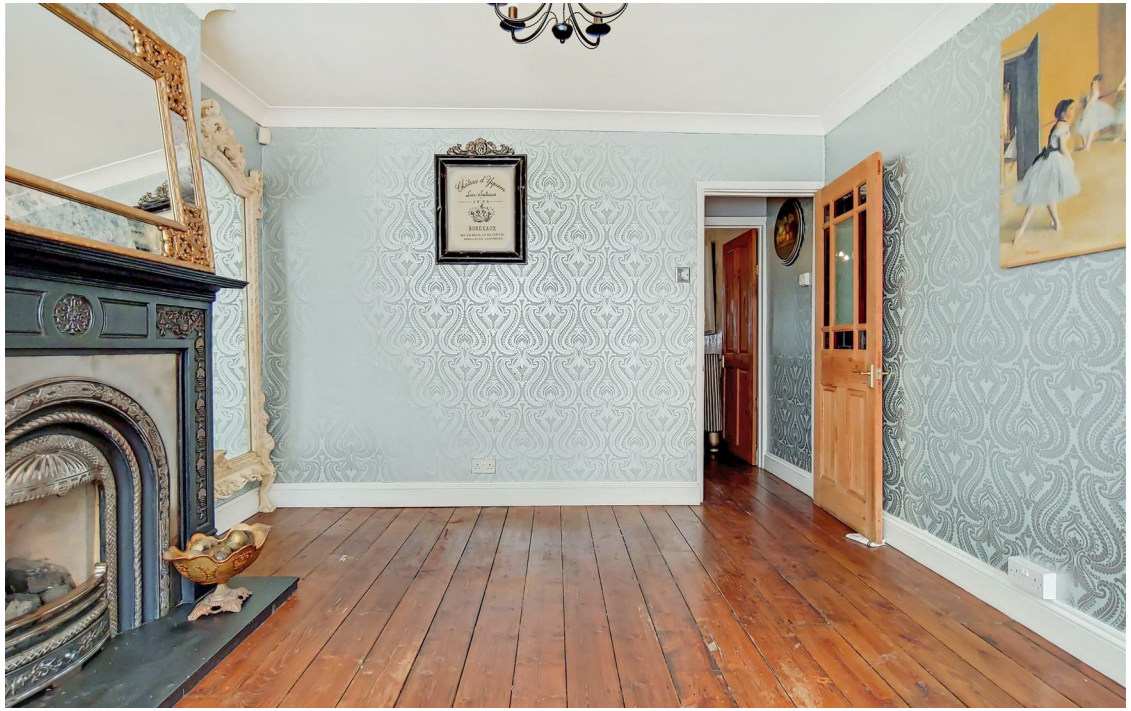
Harcourt Road, Bexleyheath, DA6 8AQ
Guide price £300,000

The Property Cloud



GUIDE PRICE £300,000 - £325,000. 360° VIRTUAL TOUR AVAILABLE* Set on a small cul-de-sac within a short walk of Bexleyheath Broadway & Train Station is this TWO DOUBLE BEDROOM period home with private garden. The property provides TWO RECEPTIONS with EXPOSED FLOORBOARDS & BEAUTIFUL FIREPLACES, Kitchen, Ground Floor Bathroom all to the ground floor whilst upstairs are the two bedrooms and a small WC off of the main bedroom. This lovely home would make an ideal First Time Purchase and we HIGHLY RECOMMEND VIEWING to fully appreciate all that is on offer.

Porch

Living Room
15'3" x 11'5" (4.67 x 3.48)

Dining Room
13'5" x 14'4" (4.10 x 4.39)

Kitchen
11'4" x 7'2" (3.47 x 2.19)

Ground Floor Bathroom
9'4" x 5'8" (2.87 x 1.73)

First Floor Landing

Main Bedroom
11'11" x 11'5" (3.64 x 3.48)

Ensuite WC
2'9" x 2'3" (0.84 x 0.70)

Bedroom Two
13'6" x 11'5" (4.12 x 3.50)

Garden
64'4" x 11'4" (19.62 x 3.47)
With summer house.

Additional Information
TENURE
Freehold.

COUNCIL TAX
Bexley Council - Band C.

COMMUTING
Bexleyheath Station - 0.6 Miles.

LOCAL AREA
Bexleyheath Broadway - 0.1 Miles - Providing an array of shops, businesses, restaurants & bars.

Disclaimer
Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services.

These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances or guidance on rental value, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

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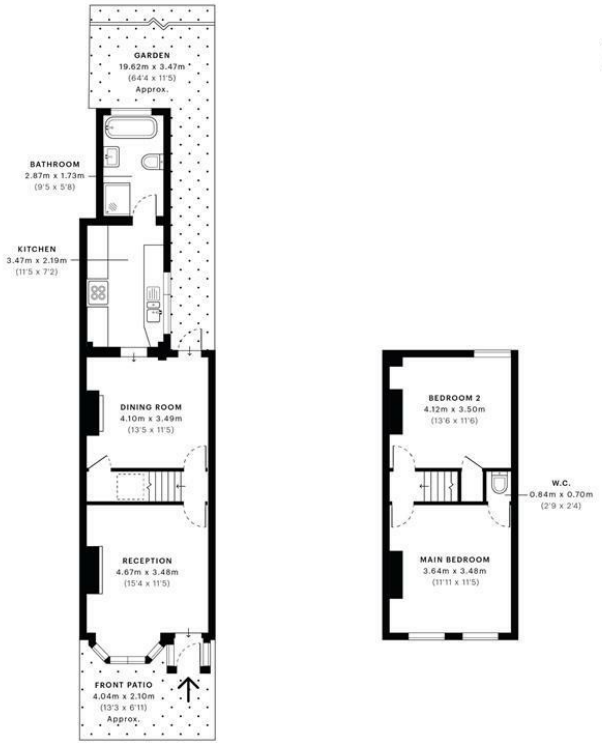
Harcourt Road,DA6

CAPTURE DATE 17/07/2020 LASER SCAN POINTS 38,817,040

GROSS INTERNAL AREA
70.37 sqm / 757.46 sqft

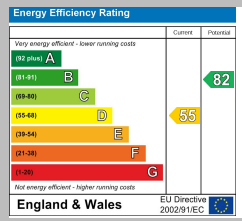
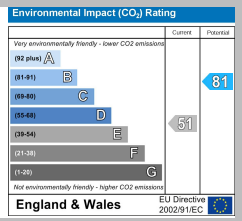


GROSS INTERNAL AREA (GIA)	NET INTERNAL AREA (NIA)	EXTERNAL STRUCTURAL FEATURES	RESTRICTED HEAD HEIGHT
The footprint of the property	Excludes walls and external features. Includes washrooms, restricted head height	Balconies, terraces, verandas etc.	Limited use area under 1.5 m
70.37 sqm / 757.46 sqft	64.24 sqm / 691.47 sqft	0.00 sqm / 0.00 sqft	0.68 sqm / 7.32 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 68.27 sqm / 734.85 sqft
IPMS 3C RESIDENTIAL 64.86 sqm / 698.15 sqft

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