



Stratton Close, Bexleyheath, DA7 4AJ
Guide price £475,000

The 
Property Cloud



GUIDE PRICE £475,000 - £500,000. Positioned on a small close only 0.3 miles from Bexleyheath Station & the shops on Pickford Lane is this THREE BEDROOM, SEMI DETACHED HOUSE with extension behind the garage. The property does require some updating, but has tons of potential, with the current owners already obtaining PLANNING PERMISSION for a first floor extension on top of the existing garage & garage conversion. There is a driveway to the front for 2 - 3 cars, a low maintenance garden to rear & overall provides 1,235 square feet excluding the garage. A 360° Virtual Tour is available for this property, plus covid safe in-person viewings with full PPE worn being available for added peace of mind.

Porch

Entrance Hall

Lounge/Dining Room
26'8" x 12'0" (8.15 x 3.67)

Kitchen
15'11" x 12'7" widest points
(4.87 x 3.86 widest points)

First Floor Landing

Main Bedroom
12'11" x 11'1" (3.96 x 3.38)

Bedroom Two
12'11" x 11'1" (3.94 x 3.40)

Bedroom Three
8'3" x 7'6" (2.52 x 2.29)

Shower Room
7'5" x 5'11" (2.27 x 1.82)

Garden
73'5" x 23'9" widest points
(22.40 x 7.24 widest points)

Garage
20'3" x 12'1" (6.18 x 3.69)

Additional Information
TENURE
Freehold.

COUNCIL TAX
Bexley Council - Band E.

COMMUTING
Bexleyheath Station - 0.3 Miles (5 minute walk)

EXTENSION
The owners have obtained planning permission for a first floor extension on top of the existing garage with conversion of the garage too. Drawings available upon request.

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, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.



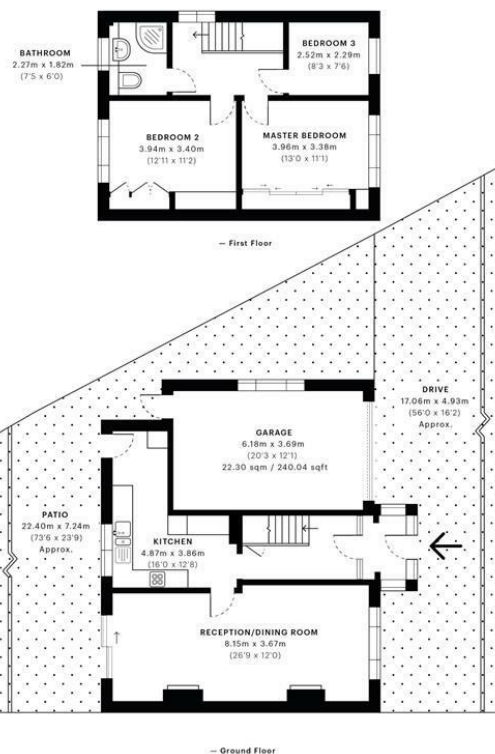


Stratton Close, DA7

CAPTURE DATE : 02/07/2020 LASER SCAN POINTS : 48,357,593

GROSS INTERNAL AREA

123.65 sqm / 1330.96 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
123.65 sqm / 1330.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
114.81 sqm / 1235.80 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, porches, etc.
0.00 sqm / 0.00 sqft

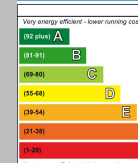
RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



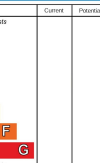
Spec Verified floor plans are produced in accordance with:
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Parks and gardens are illustrative only and excluded from all area calculations.
Due to rounding, numbers may not add up precisely.
All measurements shown for the individual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

IPMS 3B RESIDENTIAL 122.65 sqm / 1320.19 sqft
IPMS 3D RESIDENTIAL 116.93 sqm / 1258.62 sqft
apc id: Self21d23fc722a09f8f5cdd5

Energy Efficiency Rating

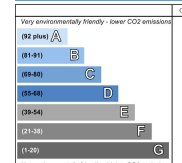


England & Wales



England & Wales

Environmental Impact (CO₂) Rating



England & Wales