



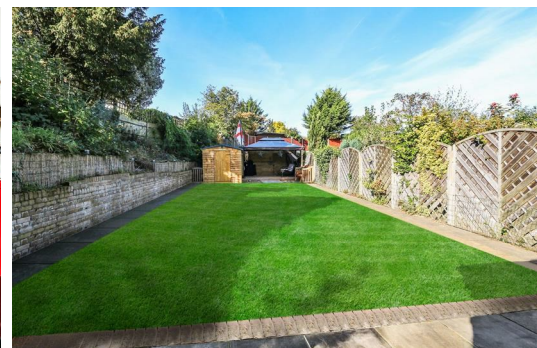
1 Woodside Lane, Bexley
Kent DA5 1JL
Guide price £500,000

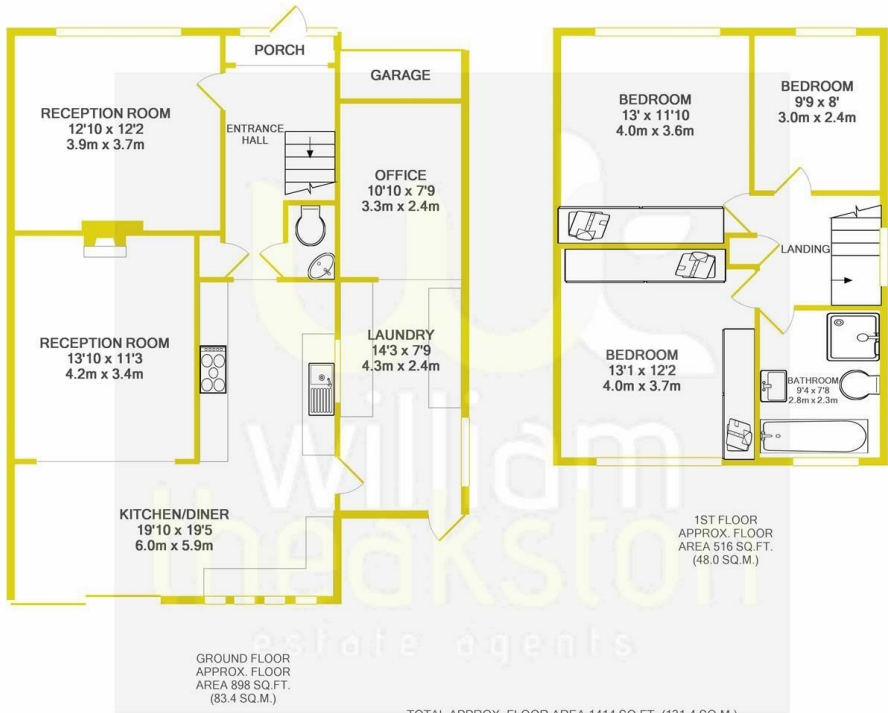
OFFERS ABOVE £500,000 - OFFERED CHAIN FREE - Stunning extended three bedroom semi detached house situated in a great catchment for local primary and secondary schools including Bexley Grammar school. Spacious entrance hall leading to the front reception room, both with parquet wood flooring, then leading to a modern fitted Magnet kitchen with granite worktops, tiled splashback and integrated appliances which is open plan to dining area and second reception. The kitchen/dining area has Amtico flooring and the second reception parquet wood flooring. The dining area has double glazed sliding French doors leading to the garden there is also a door to the side of the kitchen leading into the utility and office area with a further door leading to the garden. There is a modern downstairs wc and the garage has been converted into an office and then extended to provide a utility area off the kitchen. There is still storage in the front of the garage.

Upstairs houses two double bedrooms both with fitted wardrobes, a good sized third bedroom and modern fully tiled four piece bathroom. To the rear is a patio'd and lawned 80' rear garden with a rear decked seating area and bar. The house is double glazed and gas central heated and provides off street parking for 2/3 cars.

The house also offers potential to extend (STPP).

Section 21 Notice - Conflict of Interest - in accordance with Section 21 of the Estate Agents Act 1979, we advise any interested party that the property is currently owned by an employee of William Theakston Estate Agents





Whilst every attempt has been made to ensure the accuracy of the floor plan 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	