



Streamway, , DA17 6ND
Offers in excess of £325,000

The 
Property Cloud



Nearby to local bus links, Nuxley Village and local schools is this three bedroom, larger than average, family home. The property in our opinion does require some internal modernisation, however offers great sized rooms and potential to extend to the rear stpp. There is a utility room with access through to the side, a ground floor bathroom & separate WC, plus a fairly low maintenance tiered garden. We highly recommend viewing this property to fully appreciate all that is on offer with viewings being scheduled for Saturday 12th September 2020.

Entrance Hall

Living Room

16'11" x 14'10" (5.18 x 4.53)

Kitchen

12'6" x 8'11" (3.82 x 2.74)

Ground Floor Bathroom

5'6" x 4'8" (1.70 x 1.44)

Separate WC

5'7" x 2'4" (1.72 x 0.73)

Utility Room

9'5" x 6'5" (2.88 x 1.96)

Providing door to side access alley & garden.

First Floor Landing

Main Bedroom

11'11" x 9'10" (3.64 x 3.02)

Bedroom Two

12'11" x 9'1" (3.94 x 2.79)

Bedroom Three

10'5" x 9'10" (3.18 x 3.01)

Garden

68'9" x 22'6" (20.98 x 6.86)

Tiered over 3 levels.

Shed

6'1" x 6'0" (1.87 x 1.83)

Additional Information

TENURE

Freehold.

COUNCIL TAX

Bexley Council - Band D.

COMMUTING

Belvedere Station - 1.2 Miles -
Accessible via Bus Route 401
from Bedonwell Road Streamway.

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.



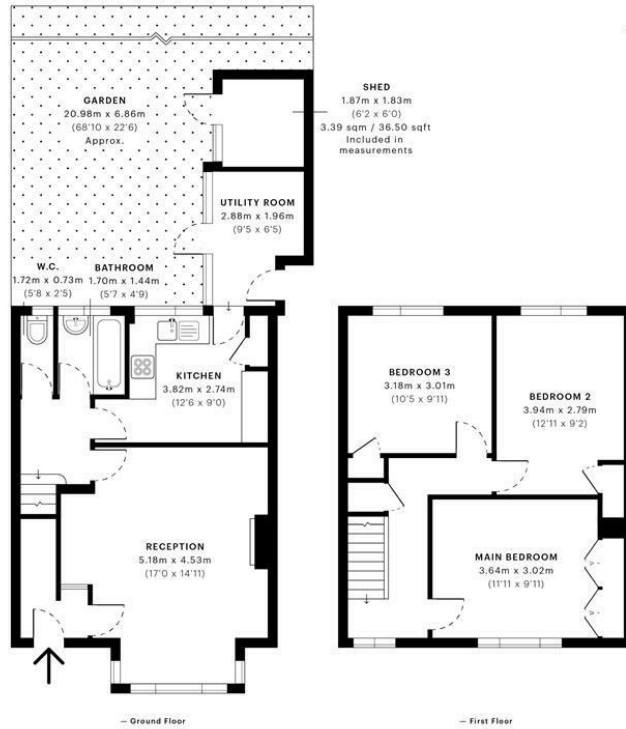


Streamway, DA17

CAPTURE DATE 25/08/2020 LASER SCAN POINTS 45,107,640

GROSS INTERNAL AREA

92.39 sqm / 994.48 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 92.39 sqm / 994.48 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 85.72 sqm / 922.68 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited area under 2.0m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 rooms, lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 91.14 sqm / 981.02 sqft
IPMS 3D RESIDENTIAL 86.45 sqm / 930.54 sqft
epic id: 533531c42907e905a0c05f1e1

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(01-10) A		
(81-90) B			(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(39-54) E			(41-50) E		
(21-38) F			(51-60) F		
(1-20) G			(61-70) G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
		EU Directive 2002/91/EC			