



Clovelly Road, , DA7 5RG
Guide price £425,000





GUIDE PRICE £425,000 - £450,000. Watch the video for this immaculate, three bedroom family home, with off road parking to front and garage to the rear with vehicle access. With a play park & open green space at the end of the road, Bedonwell Primary School less than 0.5 miles away and local shops, bus links & Abbey Wood station all nearby, this property should definitely be added to your viewing list. The home itself provides two receptions that are open plan to the modern kitchen, plus three bedrooms & bathroom to the first floor. The garden is beautifully landscaped & is a great size, with a garage to the rear with power that could easily be converted to a garden room / office / gym. We highly recommend viewing to fully appreciate all that is on offer.

Porch

Entrance Hall

Kitchen / Diner

13'11" x 11'10" (4.26 x 3.63)

Living Room

12'2" x 8'5" (3.73 x 2.59)

First Floor Landing

Main Bedroom

13'10" x 9'4" (4.24 x 2.86)

Bedroom Two

10'2" x 9'4" (3.12 x 2.86)

Bedroom Three

7'10" x 5'6" (2.40 x 1.70)

Bathroom

6'1" x 5'6" (1.86 x 1.70)

Garden

50'7" x 15'11" (15.44m x 4.86m)

Garage

19'4" x 11'0" (5.90m x 3.37m)

Parking

Parking to front for one car. Plus garage to rear and additional free parking on the road.

Additional Information

TENURE
Freehold.

COUNCIL TAX
Bexley Council - Band D.

COMMUTING
Abbey Wood Station - 1.3 Miles - Providing access to the Queen Elizabeth Line.
Bexleyheath Station - 1.4 Miles.

SCHOOLING
Bedonwell Primary School - 0.4 Miles.

PLEASE NOTE

Any successful offer on this property will be subject to a Reservation Agreement with the seller. This shows the sellers commitment to protect any serious buyer while proceeding to exchange of contracts. Please ask us for more information. Additionally, The Seller of this property has provided a detailed 'Buyer Information Pack' which contains additional information about this property. Please ask us for access to this pack.

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, Videos & 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, leasehold information or

guidance on rental value for example, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.





Clovelly Rd, Bexleyheath DA7



Total Area: 65.3 m² ... 703 ft²

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 misstatement. 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 can be given.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO ₂ emissions (01-10) A (11-20) B (21-30) C (31-40) D (41-50) E (51-60) F (61-70) G	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/29/IEC	



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