



Bexley Gardens, N9 9BX
London

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- Kings Are Pleased To Present This
- Three Bedroom Terraced House
- 1930's Bay Fronted Build
- 52ft Garden With Vehicular Rear Access
- Two Reception Rooms
- Modern Fitted Kitchen
- First Floor Bathroom
- Double Glazing & Gas Central Heating
- Potential To Extend (stp)
- Sought After Location

Offers In Excess Of £490,000



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KINGS are pleased to present this THREE BEDROOM TERRACED HOUSE with a 52FT REAR GARDEN, situated within a sought after residential location. This attractive 1930's built family home offers well proportioned accommodation throughout, and presents an excellent opportunity to create a long term family home with POTENTIAL TO EXTEND (stp).

The ground floor features TWO RECEPTION ROOMS comprising a bright BAY FRONTED LIVING ROOM and a separate dining room overlooking the garden, further complemented by a MODERN KITCHEN providing direct access to the garden. The first floor comprises THREE BEDROOMS and a FAMILY BATHROOM, creating a practical layout ideally suited to family living.

Externally, the garden provides excellent outdoor space and boasts VEHICULAR REAR ACCESS via a residents service road. Further benefits include gas central heating and double glazing. Local shops, schools, and transport links are all within easy reach, making this property an ideal purchase for families and investors alike.

Council Tax Band D

EPC Rating D

Construction Type – Standard (Brick, Tile)

Flood Risk – Rivers & Seas: Very Low, Surface Water: Very Low

ENTRANCE HALLWAY

LIVING ROOM 12'5 x 11'3 (3.78m x 3.43m)

DINING ROOM 10'9 x 10'3 (3.28m x 3.12m)

KITCHEN 7'8 x 6'2 (2.34m x 1.88m)

FIRST FLOOR LANDING

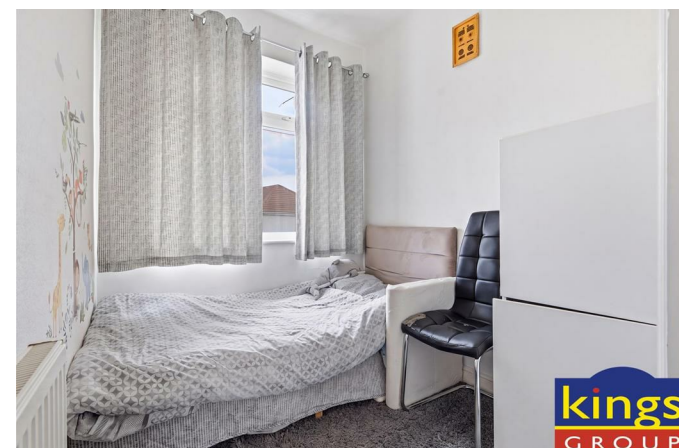
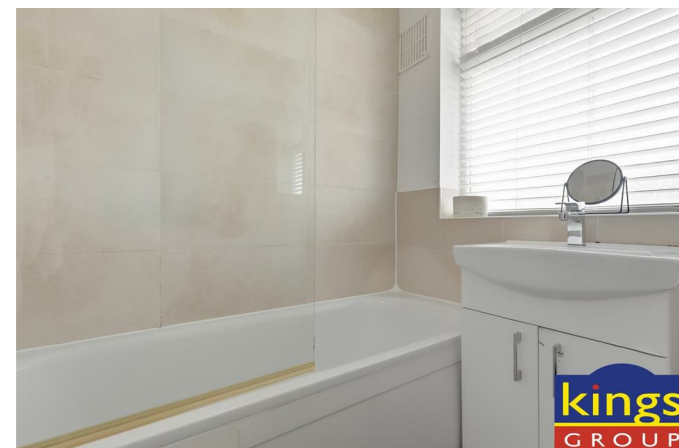
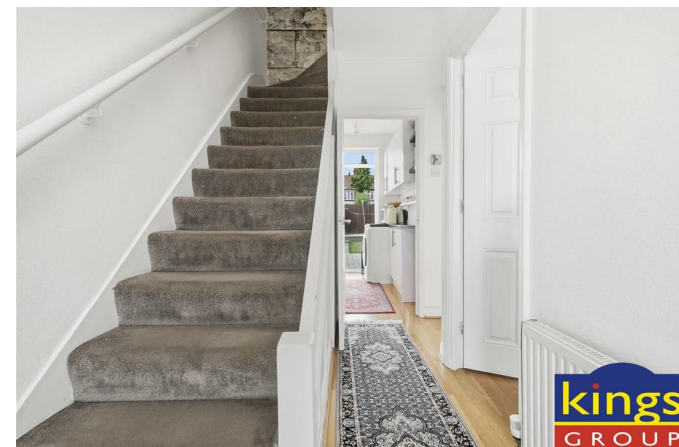
BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

BEDROOM TWO 10'9 x 10'5 (3.28m x 3.18m)

BEDROOM THREE 7'2 x 6'2 (2.18m x 1.88m)

BATHROOM 5'8 x 5'10 (1.73m x 1.78m)

GARDEN 51'11 x 16'10 (15.82m x 5.13m)

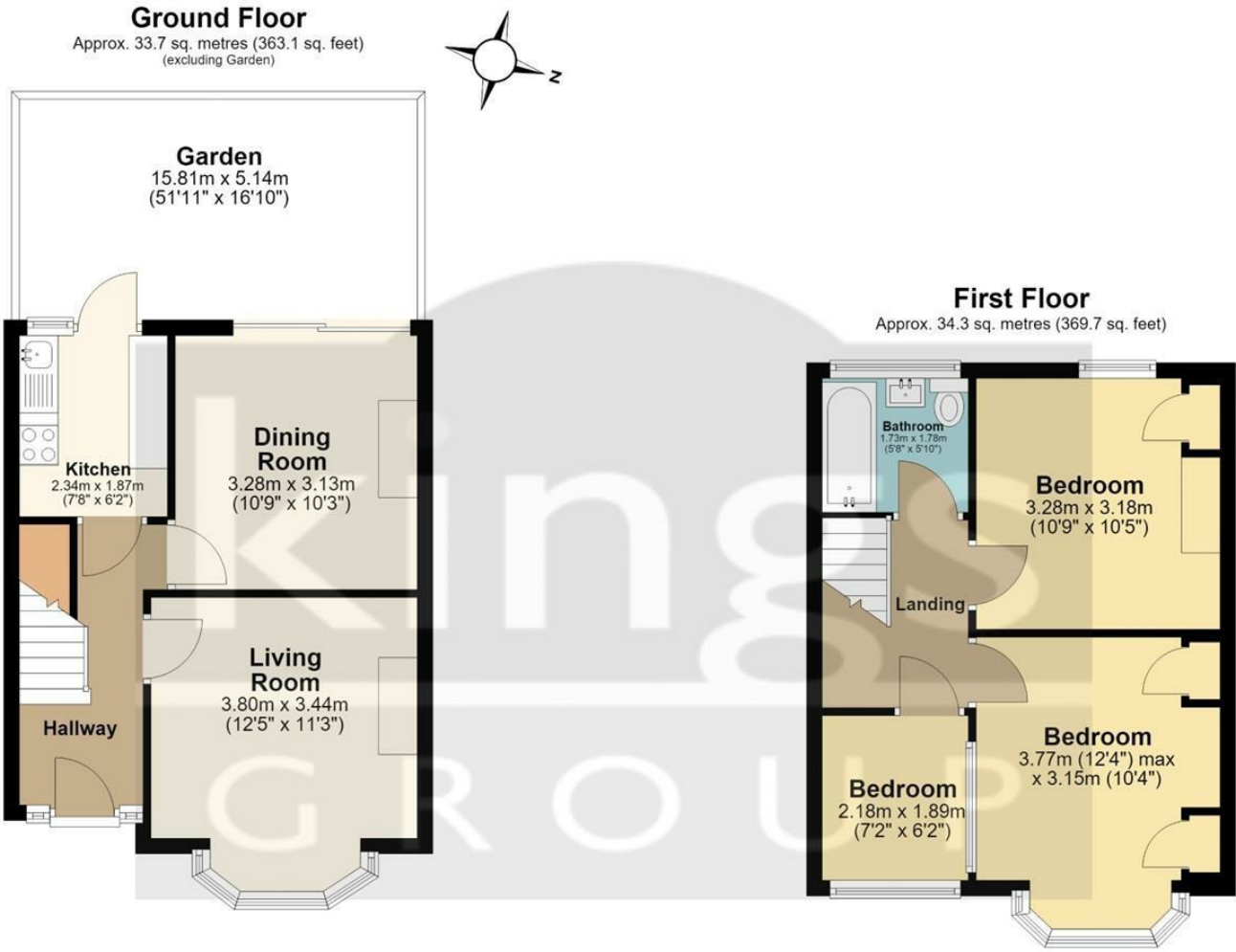
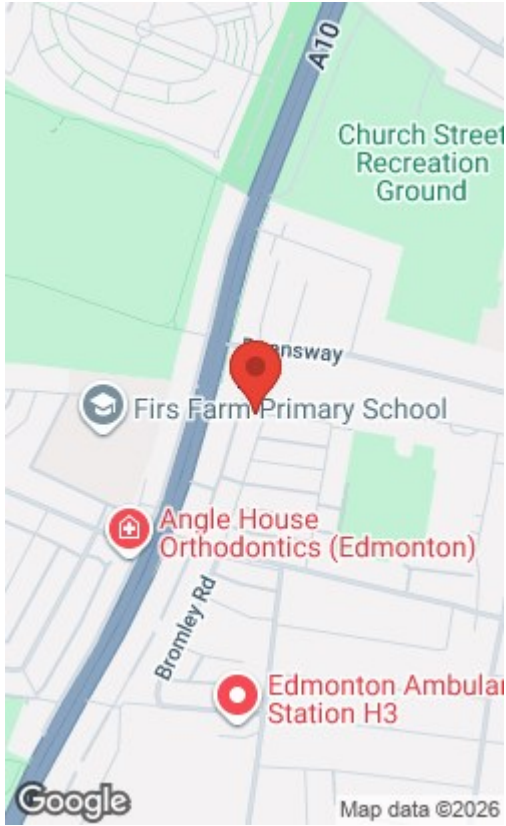








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 68.1 sq. metres (732.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Bexley Gardens

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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