

113 CHESSINGTON AVENUE, BEXLEYHEATH, KENT, DA7 5NP

OFFERS IN THE REGION OF £575,000 (FREEHOLD)

LIVERMORES



**TENURE**  
Our seller has informed us that this property is FREEHOLD.

**DISCLAIMER**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.

**Agents note**

We are declaring a personal interest in the sale of this property as required by the Estate Agents Act 1979

**ADDITIONAL INFORMATION**

**Broadband:** Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>  
**Mobile Signal/Coverage:** You are likely to have good coverage from most networks. Visit the Ofcom website for further information. - <https://checker.ofcom.org.uk/>

Broadband and mobile signal is edited based on the Ofcom website.

**KITCHEN-DINER**

3.65 x 6.18 (11'11" x 20'3")

**LOUNGE**

4.21 x 3.63 (13'9" x 11'10")

**BEDROOM ONE**

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

**BEDROOM TWO**

3.67 x 3.6 (12'0" x 11'9")

**BEDROOM THREE**

2.85 x 2.45 (9'4" x 8'0")

**BATHROOM**

2.92 x 2.46 (9'6" x 8'0")

**SUMMER HOUSE****GARDEN**

APPROXIMATELY 100FT

**GARAGE**

4.81 x 2.15 (15'9" x 7'0")



Ground Floor  
Chessington Ave Beddington DA7 5NP  
This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was generated from the property's sales particulars and is not a formal survey. The dimensions shown are approximate, and the Total Gross Internal Area (GIA) are estimated and measured internally. For accurate measurements, please consult a certified architect or surveyor prior to making any decisions based on this plan.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-81)	B	57
(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