



## 13 Harbex Close, Bexley, Kent, DA5 1NP

Welcome to this charming ground floor maisonette with a long lease located on Harbex Close in the desirable area of Bexley. This purpose-built flat, offers a comfortable living space of 588 square feet, making it an ideal choice for individuals or small families seeking a convenient and pleasant home.

The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. There are two inviting bedrooms, providing ample space for rest and personalisation. The bathroom is functional and well-maintained, catering to your everyday needs.

One of the standout features of this maisonette is the private garden, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy some fresh air. Additionally, the property benefits from a garage, ensuring convenience for residents.

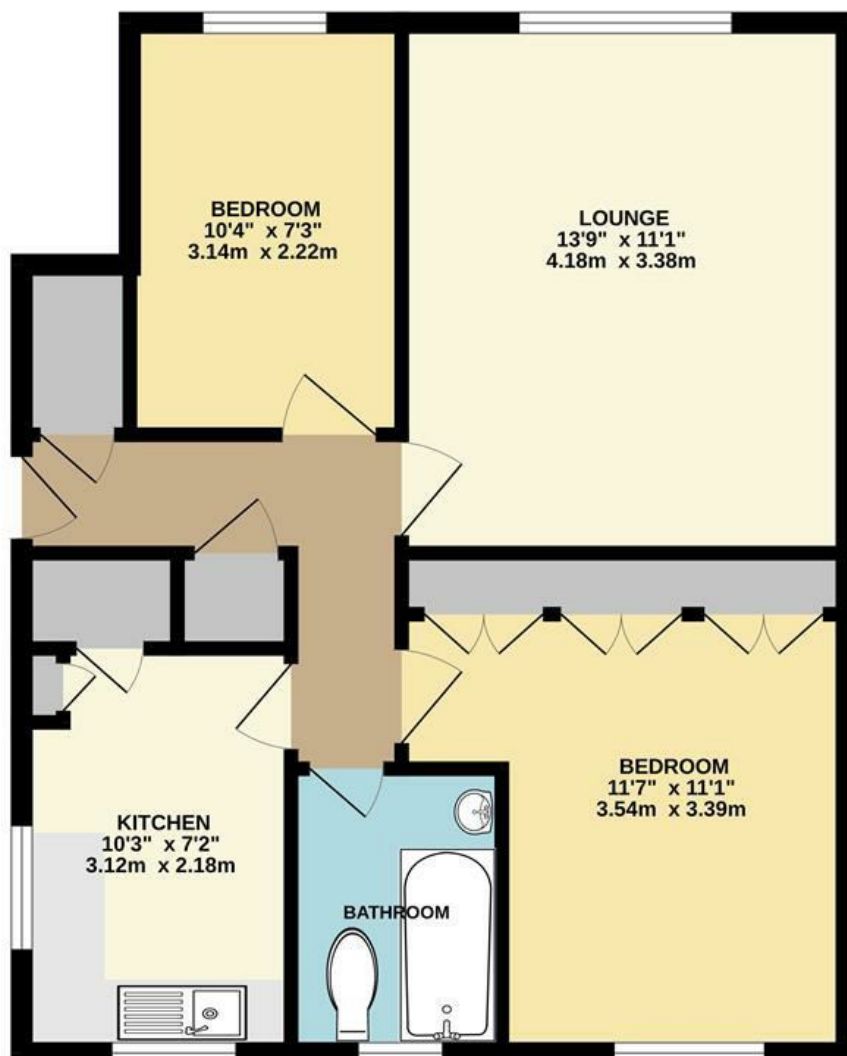
Situated close to the station, commuting to central London or other areas is made easy, while the nearby village offers a range of local amenities, including shops, cafes, and parks. This location combines the tranquillity of suburban living with the accessibility of urban conveniences.

In summary, this lovely flat on Harbex Close presents an excellent opportunity for those looking to settle in a vibrant community with all the essential amenities within reach. Don't miss the chance to make this delightful property your new home.

**£325,000**

- Ground floor maisonette
- Cul de sac location
- Garage
- Private garden
- Excellent school catchment area
- Over 900 years left on lease
- Close to village
- Close to station
- Council tax band C
- EPC to be confirmed

GROUND FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	