



Guide Price £500,000 Freehold



Pinnacle Hill, Bexleyheath, Kent DA7 6AQ



## PROPERTY DESCRIPTION

RE/MAX Select are delighted to offer for sale this NEWLY BUILT detached bungalow finished to a high standard, and close to schools, amenities including Broadway shopping centre, and transport links.

This stunning property comprises 2 DOUBLE bedrooms, incredible open-plan kitchen/dining/living room, family bathroom, en-suite shower room. Further benefits include SMART HOME features, double glazing, wall-mounted Daikin heating and air con units; and secluded rear garden/parking with EV charging point.

Total Internal Area approx: 692.98 sq ft (64.38 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Open-Plan Kitchen / Dining / Living Room

6.91m x 4.46m (22' 8" x 14' 8") LVT Herringbone Flooring; range of soft-closing gloss wall and base units with quartz worktops; fitted Bosch electric hob with integrated extractor hood; fitted Bosch oven, fitted microwave; undermount sink with brushed-brass mixer tap; integrated dishwasher, integrated washing machine; wall-mounted Daikin heating and cooling; wall-mounted voice-controlled remote tablet for heating, cooling, lighting, and speakers control; double glazed sliding door; double glazed lantern roof-light; double glazed door leading to courtyard.

#### Bedroom

4.96m x 3.56m (16' 3" x 11' 8") LVT Herringbone Flooring; wall-mounted Daikin heating and cooling; built-in wardrobes, Alexa speaker, double glazed window; double glazed lantern roof-light; doors leading to en-suite shower room.

#### En-suite Shower Room

1.68m x 1.30m (5' 6" x 4' 3") Hexagon mosaic tiled flooring; underfloor heating; large walk-in shower enclosure with brushed-brass thermostatic rainfall and handheld attachments; vanity unit with wash-hand basin and brushed-brass mixer tap; w/c; marble-effect part-tiled walls; extractor fan.

#### Bedroom

4.98m x 2.09m (16' 4" x 6' 10") LVT Herringbone Flooring; wall-mounted Daikin heating and cooling; Alexa speaker; double glazed lantern roof-light.

#### Family Bathroom

1.68m x 1.30m (5' 6" x 4' 3") Hexagon mosaic tiled flooring; underfloor heating; panelled bath with brushed-brass thermostatic rainfall and handheld attachments and screen; vanity unit with wash-hand basin and brushed-brass mixer tap; w/c; marble-effect part-tiled walls; extractor fan, double glazed lantern roof-light.

### External

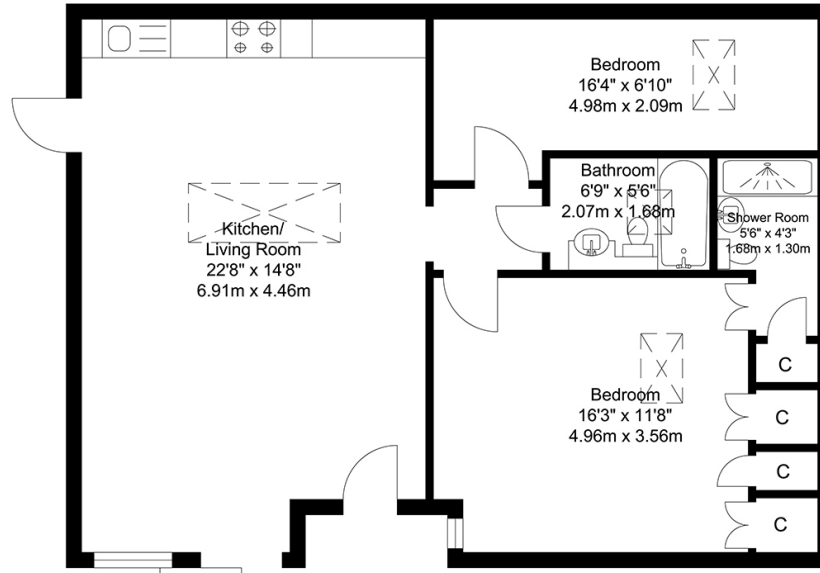
#### Courtyard / Parking

Off street parking; artificial lawn, outdoor tap, outdoor powerpoint; EV charging point.

### Information

- 10 year NHBC Guarantee
- Smart Home features incl voice-controlled heating & lighting
- Video-entry Ring door bell
- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.6 miles to Barnehurst Station (direct to 5 London Terminal stations)
- Close to transport links leading to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.5 miles (approx) to Hall Place & Gardens
- 0.3 miles (approx) to Broadway Shopping Centre

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
692.98 SQ.FT.  
(64.38 SQ.M.)

TOTAL APPROX FLOOR AREA 692.98 SQ. FT / 64.38 SQ. M  
For Identification Purposes Only.

