



Guide Price £425,000 Freehold



King Harolds Way, Bexleyheath, Kent DA7 5QZ



## PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this well-presented extended semi-detached bungalow situated on a popular residential road close to schools, amenities, and transport links.

This spacious property comprises 2 double bedrooms, living room, dining room, large fitted kitchen, and family bathroom. Further benefits include off street parking, garage, double glazing, gas central heating, and 110ft (approx) rear garden. CHAIN FREE!

Total Internal Area approx: 809.23 sq ft (75.18 sq m). EPC D59

## FEATURES

- Semi-detached bungalow
- 2 bedrooms
- Living room
- Dining room
- Fitted kitchen
- Family bathroom
- Off street parking
- Garage
- 110ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Fitted floor mat, double glazed door.

#### Hallway

Carpeted, ceiling coving; radiator with cover.

#### Living Room

4.05m x 3.11m (13' 3" x 10' 2") Carpeted, radiator, electric fireplace, double glazed windows.

#### Dining Room

3.64m x 2.73m (11' 11" x 8' 11") Laminate flooring, radiator, double glazed windows.

#### Kitchen

3.00m x 2.54m (9' 10" x 8' 4") Vinyl flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; fitted electric hob, stainless steel extractor hood, fitted oven; stainless steel sink and drainer unit; wall-mounted combination boiler; space and connections for fridge/freezer; double glazed windows; double glazed door to garden.

#### Bedroom

3.67m x 3.10m (12' 0" x 10' 2") Carpeted, radiator, double glazed windows.

#### Bedroom

3.66m x 2.72m (12' 0" x 8' 11") Carpeted, radiator, double glazed windows.

#### Family Bathroom

2.65m x 1.65m (8' 8" x 5' 5") Vinyl flooring, tiled walls; bath with shower-mixer; wash-hand basin, w/c, heated towel-rail, extractor fan, double glazed window; access to loft.

### EXTERNAL

#### Front Garden

Off street parking.

#### Rear Garden

Approximately 110ft; patio, lawn, flowerbeds, outdoor tap.

#### Garage

5.00m x 2.50m (16' 5" x 8' 2") Up-and-over door.

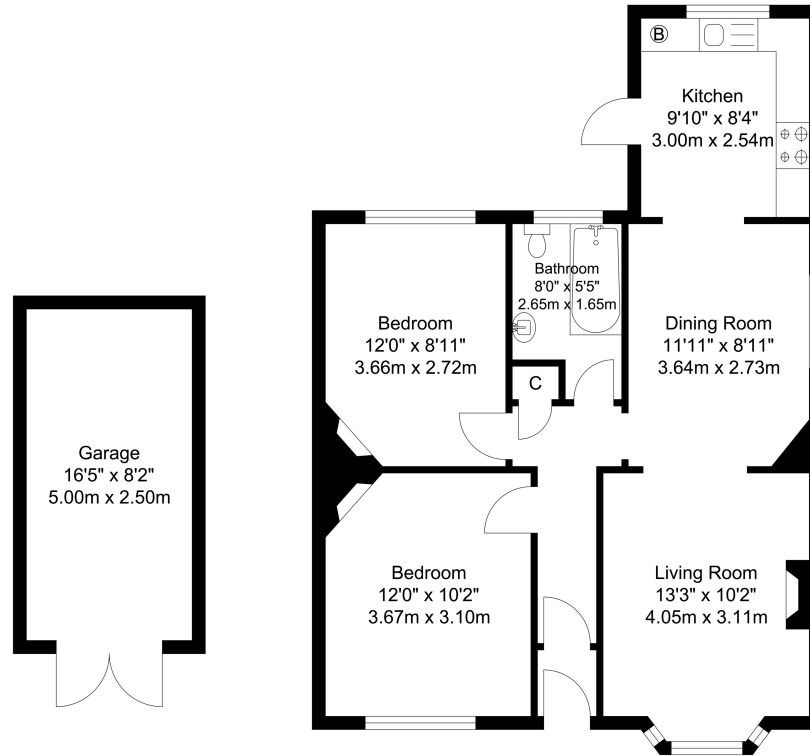
### Information:

- Council Tax: Band D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN



Garage  
Approximate Floor Area  
134.54 SQ.FT.  
(12.50 SQ.M.)

Ground Floor  
Approximate Floor Area  
674.68 SQ.FT.  
(62.68 SQ.M.)

TOTAL APPROX FLOOR AREA 809.23 SQ. FT / 75.18 SQ. M  
For Identification Purposes Only.

