

RE/MAX
SELECT

Asking Price £1,150,000 Freehold



26 Bean Road, South Bexleyheath, Kent
DA6 8HN



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market, detached house on one of Bexleyheath's premier roads close to Danson Park and Lake. This spacious property comprises 6 double bedrooms, large living room, family room, extended open-plan fitted kitchen/dining room, utility room, upstairs family bathroom, en-suite shower room, and ground floor cloakroom.

Further benefits include dressing room off the master bedroom, large multi-purpose outbuilding, 70ft (approx) rear garden, and off street parking for 4 cars.

Total Internal Area approx: 2,590.12 sq ft (250.63 sq m).

FEATURES

- Close to Danson Park & Lake
- Detached house
- 6 double bedrooms
- Large living room
- Family room
- Extended open-plan kitchen / dining room
- Utility room
- Upstairs family bathroom
- En-suite shower room
- Ground floor cloakroom
- Large multi-functional outbuilding
- Off street parking for 4 cars
- 70ft (approx) rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Luxury vinyl tiled flooring, understairs cupboard; stairs with glass balustrade and wood handrail to landing.

Living Room

6.53m x 5.00m (21' 5" x 16' 5") Luxury vinyl tiled flooring, lowered ceilings, air-conditioning unit; double glazed windows with roller blinds.

Family Room

4.24m x 3.34m (13' 11" x 10' 11") Luxury vinyl tiled flooring, air-conditioning unit.

Kitchen / Dining Room

8.77m x 6.36m (28' 9" x 20' 10") Porcelain tiled flooring; range of gloss wall units; large island with range of gloss base units with granite worktops; fitted oven/grill, fitted NEFF induction hob, stainless steel NEFF extractor hood; sink and drainer unit; integrated NEFF dishwasher; space and connections for American-style fridge/freezer; dome skylight; double glazed bi-fold doors.

Utility Room

2.16m x 1.84m (7' 1" x 6' 0") Porcelain tiled flooring; wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit; space and connections for washing machine; space and connections for dryer; double glazed windows.

Cloakroom

Tiled flooring, tiled walls, wash-hand basin, w/c, wall-mounted mirror.

FIRST FLOOR

Landing

Carpeted; glass balustrade with wood handrail.

Bedroom

4.32m x 3.34m (14' 2" x 10' 11") Carpeted, air-conditioning unit, double glazed windows.

Bedroom

3.14m x 3.03m (10' 4" x 9' 11") Carpeted, double glazed windows.

Bedroom

3.64m x 3.11m (11' 11" x 10' 2") Carpeted, air-conditioning unit, double glazed windows.

Bedroom

3.83m x 3.20m (12' 7" x 10' 6") Carpeted, air-conditioning unit, double glazed windows.

Family Bathroom

3.30m x 2.30m (10' 10" x 7' 7") Marble tiled flooring; large bath with shower-mixer; large walk-in shower enclosure with thermostatic rainfall and handheld fitting; wash-hand basin, w/c; airing cupboard housing boiler; double glazed windows.

SECOND FLOOR

Landing

Carpeted.

Bedroom

5.11m x 3.55m (16' 9" x 11' 8") Carpeted; fitted chest of drawers; air-conditioning unit, double glazed Velux skylight; Juliet balcony with double glazed uPVC doors.

Dressing Room

3.63m x 3.13m (11' 11" x 10' 3") Carpeted, fitted wardrobes, air-conditioning unit, double glazed Velux skylight.

En-suite Shower Room

3.48m x 1.41m (11' 5" x 4' 8") Tiled flooring, part-tiled walls; walk-in shower with thermostatic fitting; wash-hand basin, w/c, wall-mounted mirror; eaves storage.

Bedroom

3.69m x 3.35m (12' 1" x 11' 0") Carpeted, double glazed Velux skylight.

EXTERNAL

Front Driveway

Off street parking for 4 cars.

Rear Garden

Approximately 70ft; porcelain tiled patio; lawn, outdoor tap, outdoor lighting; side access.

Garden Room / Office / Studio

5.31m x 3.54m (17' 5" x 11' 7") Tiled flooring; electrical power and lighting; double glazed windows; double glazed bi-fold doors with integrated blinds.

Store Room

Tiled flooring; electrical power and lighting; double glazed windows.

Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station (direct to 5 London terminal stations)
- 3.0 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line

FLOORPLAN



TOTAL APPROX FLOOR AREA 2590.12 SQ. FT / 240.63 SQ. M
For Identification Purposes Only.

