



£575,000 Freehold



Bedonwell Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented extended detached bungalow, on a popular residential road close to The Pantiles, Pickford Lane, and Nuxley Village amenities, and also transportation links, including Bexleyheath station. This spacious property comprises 2/3 double bedrooms, large open-plan kitchen/dining area, extended living room, office/playroom/3rd bedroom, family bathroom, and en-suite wet room.

Further benefits include double glazing, gas central heating, integral garage, 160ft (approx) south-east-facing rear garden, and off street parking for up to 3 cars.

Total Internal Area approx: 1,214.27 sq ft (112.81 sq m). EPC D59

FEATURES

- Extended detached bungalow
- 2/3 bedrooms
- Office / garden room / 3rd bedroom
- Extended living room
- Open-plan kitchen / dining area
- Family bathroom
- En-suite wet room
- Integral garage
- 160ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Double glazed.

Entrance Hall

Carpeted, radiator; access to loft.

Open-Plan Kitchen / Dining Room

Kitchen Area

3.75m x 3.06m (12' 4" x 10' 0") Tiled flooring; range of soft-closing wall and base units with stone-effect worktops and tiled splashback; fitted gas hob; fitted oven and grill; stainless steel sink and drainer unit; space and connections for washing machine; space and connections for dryer; large cupboard housing gas meter and consumer unit; cupboard housing combination boiler; radiator, double glazed windows.

Dining Area

3.40m x 2.20m (11' 2" x 7' 3") Laminate flooring, double glazed windows, door to rear.

Living Room

6.11m x 3.91m (20' 1" x 12' 10") Carpeted, picture-rail, gas fireplace, radiator, double glazed patio doors.

Office / Play Room / Bedroom

3.61m x 2.64m (11' 10" x 8' 8") Laminate flooring, radiator, double glazed windows, door to rear.

Bedroom

4.26m x 3.00m (14' 0" x 9' 10") Carpeted, picture-rail, radiator, double glazed windows.

En-Suite Wet Room

2.94m x 2.06m (9' 8" x 6' 9") Ceramic tiled flooring; ceramic tiled walls; large walk-in thermostatic shower; wash-hand basin with vanity units; w/c, heated towel-rail; natural-light sky-tunnel.

Bedroom

4.26m x 3.00m (14' 0" x 9' 10") Carpeted, picture rail, radiator, double glazed windows.

Family Bathroom

2.04m x 1.99m (6' 8" x 6' 6") Vinyl flooring; bath with mixer taps and thermostatic shower over; wash-hand basin with vanity unit; w/c; wall-mounted vanity unit; wall-mounted mirror; double glazed windows.

Integral Garage

5.45m x 2.76m (17' 11" x 9' 1") Electrical power and lighting; electric roller door.

EXTERNAL

Front Garden

Off street parking for 2/3 cars; walled and gated; lawn.

Rear Garden

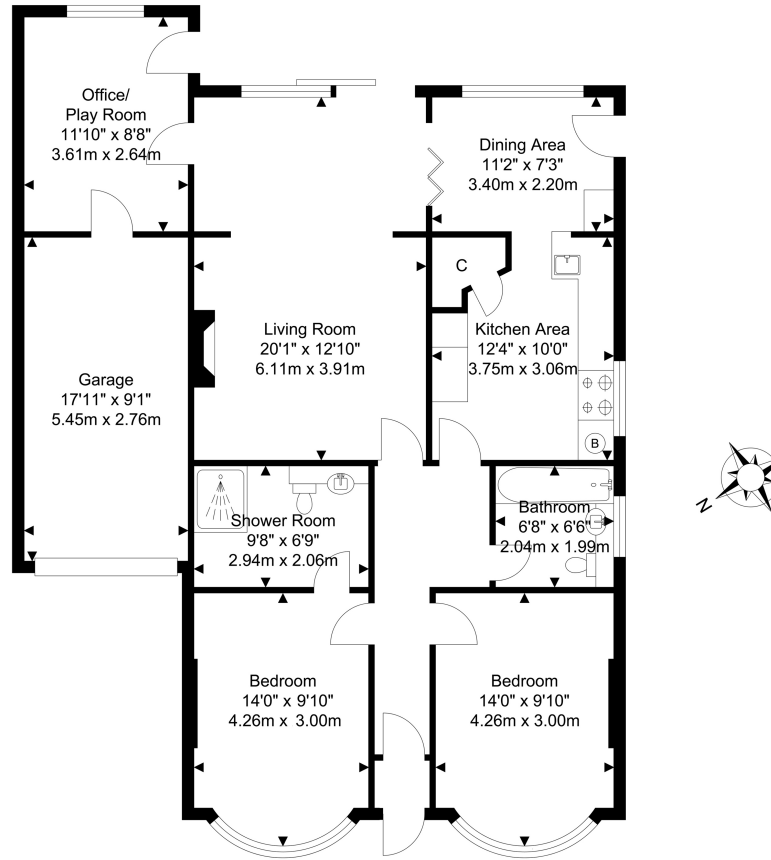
Approximately 160ft; patio, lawn, pergola, outdoor powerpoint, outdoor tap; mature trees, shrubs and bushes; greenhouse; side access.

Information:

- Close to sought-after schools incl 4 grammar schools
- Close to bus stops (direct to Abbey Wood station with Crossrail/Elizabeth Line; Bexleyheath Broadway amenities)
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.3 miles (approx) to The Pantiles shops & amenities
- 0.9 miles (approx) to Pickford Lane shops & amenities
- 0.8 miles (approx) to Nuxley Village shops & amenities
- 1.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.4 miles (approx) to Danson Park & Lake
- Council Tax: Band E

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

FLOORPLAN



Ground Floor
Approximate Floor Area
1214.27 SQ.FT.
(112.81 SQ.M.)

TOTAL APPROX FLOOR AREA 1214.27 SQ. FT / 112.81 SQ. M
For Identification Purposes Only.

