



Guide Price £550,000 Freehold



Marlborough Road, Bexleyheath



## PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £565,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This well presented property comprises 3 bedrooms, large through-lounge, dining room, large kitchen/breakfast room, utility room, downstairs cloakroom, and upstairs shower room. Further benefits include double glazing, gas central heating, garage/storage, 55ft garden (approx), and off street parking for 2 cars.

Total Internal Area approx: 1,327.83. sq ft (123.36 sq m)

## FEATURES

- Immaculate extended 1930s semi-detached house
- 3 bedrooms
- Large through-lounge
- Dining room
- Large kitchen / breakfast room
- Utility room
- Downstairs cloakroom
- Upstairs shower room
- Garage / storage
- Off street parking for 2 cars
- 55ft (approx) rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, picture rail, radiator.

#### Through-Lounge

7.72m x 3.93m (25' 4" x 12' 11") Living Room  
Carpeted, ceiling coving, dado rail, 2 radiators, double glazed windows.

#### Dining Room

3.73m x 3.50m (12' 3" x 11' 6") Laminate flooring, radiator, double glazed windows, double glazed french doors.

#### Kitchen / Breakfast Room

5.34m x 3.42m (17' 6" x 11' 3") Vinyl flooring, ceiling coving; range of soft-closing gloss wall and base units with marble-effect worktops and upstands; tiled splashback; composite sink and drainer unit; filtered water tap, fitted electric hob, stainless steel extractor hood; fitted oven and grill; radiator; wall-mounted boiler; space and connections for fridge/freezer; space and connections for dishwasher; space and connections for washing machine; dual-aspect double glazed windows.

#### Utility Room

2.36m x 1.96m (7' 9" x 6' 5") Vinyl flooring; range of soft-closing gloss wall and base units with marble-effect worktops and upstands; radiator; space and connections for dryer; double glazed windows; double glazed skylight.

#### Cloakroom

Vinyl flooring; vanity unit with wash-hand basin; w/c, extractor fan, double glazed skylight.

#### Garage / Storage

2.48m x 2.06m (8' 2" x 6' 9") Outdoor tap, electrical power; hinged doors.

### FIRST FLOOR

#### Landing

Carpeted, picture rail, double glazed windows; access to loft.

#### Bedroom

4.47m x 3.58m (14' 8" x 11' 9") Carpeted, fitted wardrobes, radiator, double glazed windows.

#### Bedroom

3.64m x 3.47m (11' 11" x 11' 5") Carpeted, picture rail; cupboard housing water tank; double glazed windows.

#### Bedroom

2.64m x 2.14m (8' 8" x 7' 0") Carpeted, radiator, double glazed windows.

#### Shower Room

2.11m x 1.80m (6' 11" x 5' 11") Vinyl flooring; shower enclosure with thermostatic wall-pumped rainfall fitting; vanity unit with wash-hand basin; w/c, double glazed windows, extractor fan.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars; outdoor lighting.

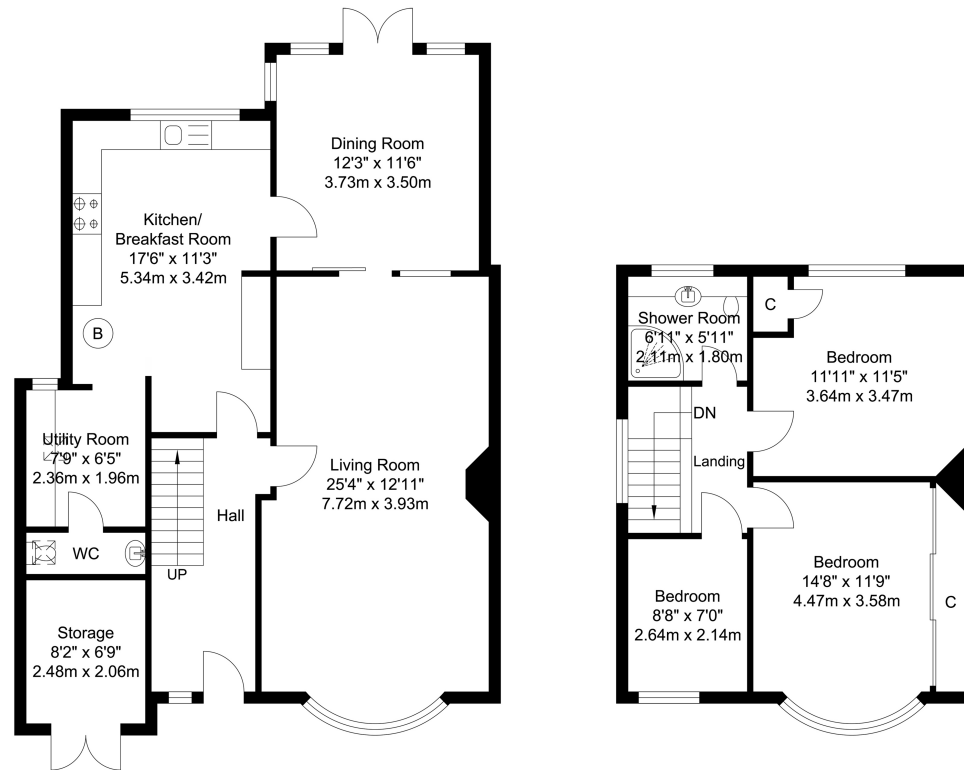
#### Rear Garden

Approximately 55ft; patio, lawn, pond, outdoor tap; shed; greenhouse.

#### Information:

- 0.5 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.4 miles (approx) to Danson Park & Lake
- 0.4 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
868.00 SQ.FT.  
(80.64 SQ.M.)

First Floor  
Approximate Floor Area  
459.83 SQ.FT.  
(42.72 SQ.M.)

TOTAL APPROX FLOOR AREA 1327.83 SQ. FT / 123.36 SQ. M  
For Identification Purposes Only.

