



Guide Price £525,000 Freehold



Rudland Road, Bexleyheath, Kent DA7
6DB



PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this extended semi-detached house on a popular residential road, close to schools, amenities, and transport links including Barnehurst Station. The property comprises 3 bedrooms, living room, large dining room, fitted kitchen, upstairs family bathroom, and ground floor wet room. CHAIN FREE.

Further benefits include storage room, off street parking for 2 cars, and approximately 70ft garden. Total Internal Area approx: 1,260.23 sq ft (117.08 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Wood-effect flooring, double glazed frosted window, understairs cupboard, radiator, ceiling coving; carpeted stairs leading to first floor.

Living Room

13' 0" x 11' 11" (3.95m x 3.64m) Wood-effect flooring, radiator; decorative gas fire with surround; double glazed windows.

Family Room / Dining Room

12' 10" x 11' 6" (3.90m x 3.50m) Carpeted, radiators; double glazed windows, double glazed sliding door leading to rear garden.

Kitchen

16' 6" x 8' 6" (5.04m x 2.52m) Tiled flooring; range of soft-closing wall and base units with granite worktops and splashback; sink with mixer tap; fitted gas hob with built-in extractor hood; integrated double oven/grill; space and connections fridge/freezer; space and connections for washing machine; integrated dishwasher, double glazed Velux window; cupboard housing combi-boiler; door leading to rear garden.

Wet Room

7' 8" x 7' 0" (2.33m x 7.0m) Tiled flooring, tiled walls; shower enclosure with rainfall attachment; wash-hand basin with vanity unit; w/c, heated towel-rail, Velux window, extractor fan.

First Floor

Landing

Carpeted, storage cupboard, double glazed window; access to insulated and boarded loft with pull-down ladder and light.

Bedroom

13' 4" x 12' 0" (4.07m x 3.67m) Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

11' 6" x 11' 1" (3.51m x 3.38m) Carpeted, radiator, double glazed windows.

Bedroom

8' 8" x 6' 3" (2.65m x 1.91m) Wood-effect flooring, radiator, double glazed windows.

Bathroom

8' 5" x 5' 6" (2.56m x 1.68m) Tiled flooring, double glazed frosted windows; panelled bath with mixer tap, rainfall and handheld shower attachments, and glass screen; wash-hand basin with vanity unit; w/c, heated towel-rail.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 70ft; patio area, lawn; mature trees and shrubs.

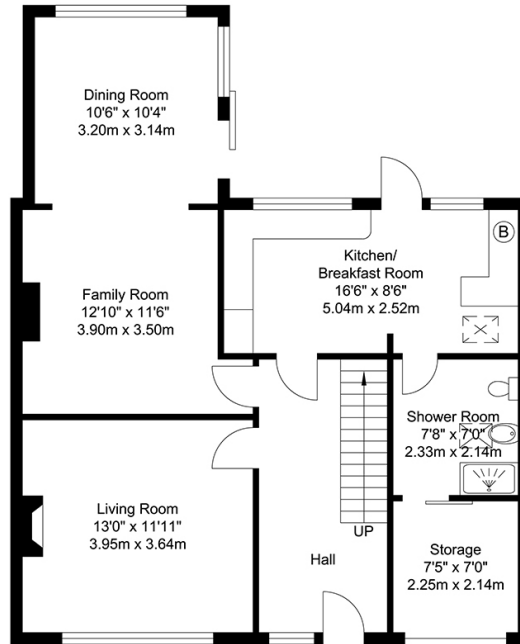
Storage Room

Electrical power; electric roller door.

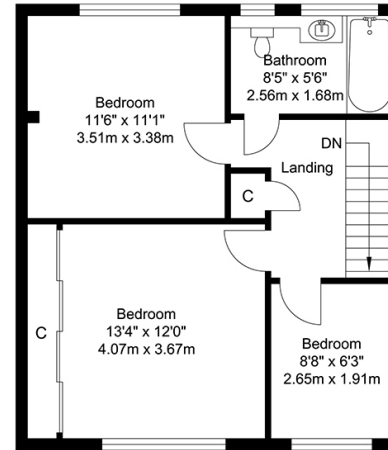
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Bexleyheath Station
- 0.2 miles (approx) to Martens Grove Park
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

FLOORPLAN



Ground Floor
Approximate Floor Area
773.17 SQ.FT.
(71.83 SQ.M.)



First Floor
Approximate Floor Area
487.06 SQ.FT.
(45.25 SQ.M.)

TOTAL APPROX FLOOR AREA 1260.23 SQ. FT / 117.08 SQ. M

For Identification Purposes Only.

