



Guide Price £450,000 Freehold



Rowan Road, Bexleyheath





## PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this Victorian end-of-terrace house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station.

This spacious property comprises 3 DOUBLE bedrooms, fitted kitchen, living room, dining room, and family bathroom. Further benefits include double glazing, gas central heating, large detached garage, and approximately 30ft south-facing rear garden.

Total Area Internal approx: 1,120.30 sq ft (104.08 sq m). CHAIN FREE!

## FEATURES

- Victorian end-of-terrace house
- 3 double bedrooms
- 2 reception rooms
- Fitted kitchen
- Family bathroom
- 30ft (approx) south-facing rear garden
- Garage with parking
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate flooring, radiator.

#### Living Room

3.43m x 3.12m (11' 3" x 10' 3") Laminate flooring, 2 radiators; double glazed windows with venetian blinds.

#### Dining Room

4.17m x 3.40m (13' 8" x 11' 2") Laminate flooring, radiator, understairs storage; double glazed windows with venetian blind.

#### Kitchen

3.04m x 2.50m (10' 0" x 8' 2") Laminate flooring, ceiling coving; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink, fitted oven, electric hob, extractor hood, integrated fridge/freezer; cupboard housing boiler; space and connections for washing machine; double glazed windows with venetian blind.

#### Lobby

Tiled flooring, airing cupboard; double glazed door to garden; space and connections for dryer.

#### Family Bathroom

2.55m x 2.50m (8' 4" x 8' 2") Tiled flooring, tiled walls, bath; shower enclosure with thermostatic shower; wash-hand basin, w/c; wall-mounted vanity unit; column-style heated towel-rail; extractor fan, double glazed windows.

### FIRST FLOOR

#### Landing

Laminate flooring; access to insulated and part-boarded loft with pull-down ladder and light.

#### Bedroom

4.18m x 3.45m (13' 9" x 11' 4") Laminate flooring, ceiling coving; radiator with cover; double glazed windows with roller blinds.

#### Bedroom

3.41m x 3.23m (11' 2" x 10' 7") Laminate flooring, radiator, fitted wardrobe; double glazed windows with venetian blind.

#### Bedroom

3.06m x 2.56m (10' 0" x 8' 5") Laminate flooring, radiator; double glazed windows with venetian blind.

### EXTERNAL

#### Front Garden

Paved and walled; magnolia tree.

#### Rear Garden

South-facing; approximately 30ft courtyard-style garden with patio area, outdoor tap, mature tree, and shrub borders.

#### Garage

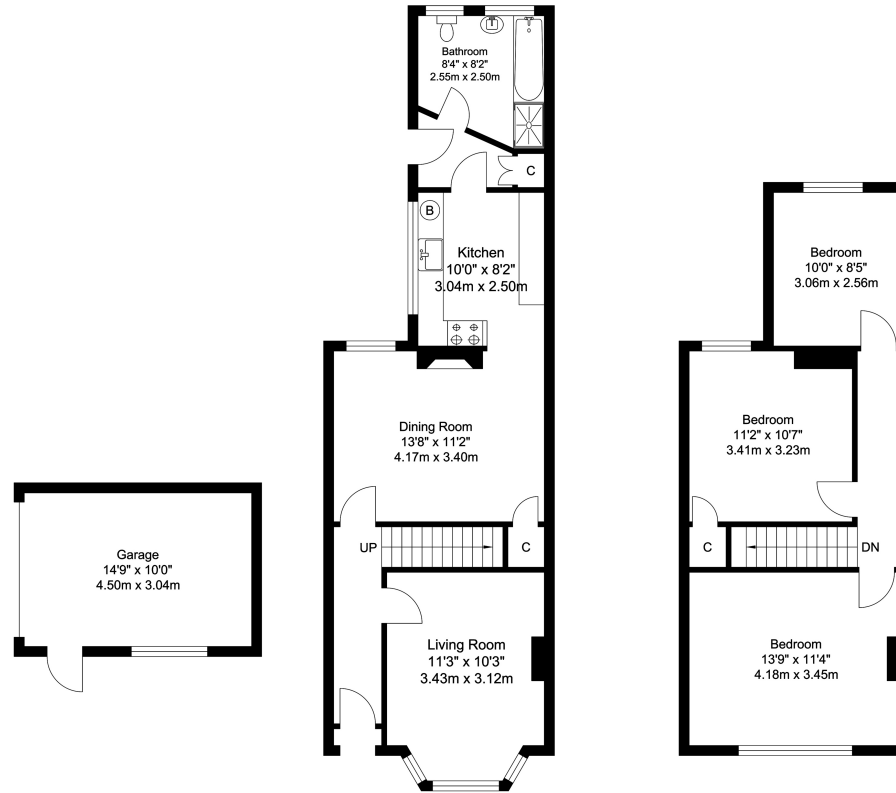
4.50m x 3.04m (14' 9" x 10' 0") Electrical power and lighting; roller door.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Broadway Shopping Centre
- Permit parking £132.50 per annum
- Council Tax Band D



# FLOORPLAN



Garage  
Approximate Floor Area  
147.25 SQ.FT.  
(13.68 SQ.M.)

Ground Floor  
Approximate Floor Area  
543.57 SQ.FT.  
(50.50 SQ.M.)



First Floor  
Approximate Floor Area  
437.23 SQ.FT.  
(40.62 SQ.M.)

TOTAL APPROX FLOOR AREA 1120.30 SQ. FT / 104.08 SQ. M  
For Identification Purposes Only.

