



Guide Price £450,000 Freehold



Marley Avenue, Bexleyheath, Kent DA7 5RU



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached bungalow on a popular residential road, close to amenities and transportation links. This spacious property comprises 2 double bedrooms, extended living room, kitchen, shower room, and sun room.

Further benefits include double glazing, gas central heating, 80ft (approx) south-west facing rear garden, and off street parking.

Total Internal Area approx: 1,179.94 sq ft (109.62 sq m). CHAIN FREE





ROOM DESCRIPTIONS

Ground Floor

Porch

Double glazed; door leading to hallway.

Hallway

Wood-effect flooring; access to loft.

Living Room

7.27m x 3.37m (23' 8" x 11' 1") Wood-effect flooring, radiators, double glazed windows.

Dining Room

3.68m x 3.62m (12' 1" x 11' 1") Wood-effect flooring, radiator, double glazed windows; opening to kitchen.

Kitchen

3.40m x 2.09m (11' 2" x 6' 10") Tile-effect flooring; range of wall and base units with complementary worktops; undermount stainless steel sink with mixer tap; built-in oven, electric hob, integrated fridge/freezer; space and connections for washing machine; double glazed windows; door leading to sun room.

Sun Room

3.41m x 2.70m (11' 2" x 6' 10") Tiled-effect flooring; base units with complementary worktops; double glazed windows, door leading to rear garden.

Bedroom

4.28m x 3.35m (14' 0" x 11' 0") Carpeted, radiator, double glazed bay window.

Bedroom

3.64m x 3.37m (11' 11" x 11' 1") Radiator, double glazed windows.

Shower Room

3.41m x 2.70m (11' 2" x 8' 10") Tiled flooring, tiled walls; large walk-in shower enclosure with thermostatic rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c, heated towel-rail, double glazed frosted window.

External

Front Driveway

Off street parking; side access.

Rear Garden

Approximately 80ft, south-west facing; patio area, lawn; mature bushes, trees and shrubs; side access; access to garage.



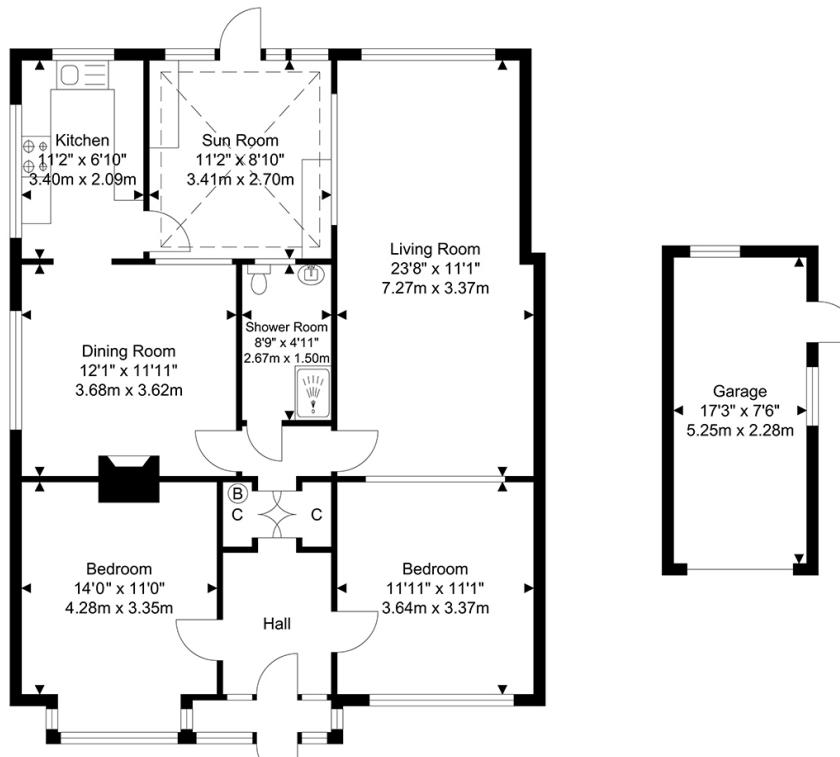
Garage

5.25m x 2.28m (17' 3" x 7' 6") Up-and-over door; door leading to rear garden; windows.

Information

- Close to bus stops (easy access to Abbey Wood station & Bexleyheath Broadway amenities)
- 1.0 mile (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.9 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Easy access to A2 / M25
- 0.2 miles (approx) to Bedonwell Primary School
- 0.4 miles (approx) to Lesness Abbey Woods
- Council Tax: Band E

FLOORPLAN



Ground Floor
Approximate Floor Area
1051.09 SQ.FT.
(97.65 SQ.M.)

Outbuilding
Approximate Floor Area
128.84 SQ.FT.
(11.97 SQ.M.)

TOTAL APPROX FLOOR AREA 1179.94 SQ. FT / 109.62 SQ. M
For Identification Purposes Only.

