



Guide Price £450,000 Freehold



Winchester Road, Bexleyheath



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this semi-detached house, situated on a highly desirable residential road close to schools, amenities, and transportation links, including Bexleyheath station. This spacious property comprises 2 double bedrooms, living room, family room/dining room, large newly-fitted kitchen/breakfast room, conservatory, and upstairs shower room.

Further benefits include double glazing, gas central heating, 70ft (approx) rear garden, and off street parking for up to 2 cars. Total Internal Area approx: 922.68 sq ft (85.72 sq m). EPC Rating D59

FEATURES

- Semi detached house
- 2 double bedrooms
- Kitchen / breakfast room
- Living room
- Dining room
- Conservatory
- Upstairs shower room
- Off street parking for 2 cars
- 70ft (approx) rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, window.

Living Room

3.48m x 3.47m (11' 5" x 11' 5") Carpeted, ceiling coving, radiator; double glazed windows with venetian blinds and roller blind.

Family Room / Dining Room

4.64m x 3.47m (15' 3" x 11' 5") Carpeted, ceiling coving, radiator, gas fireplace, understairs cupboard; double glazed patio doors.

Kitchen / Breakfast Room

5.72m x 2.03m (18' 9" x 6' 8") Laminate flooring; range of gloss soft-closing wall and base units with marble-effect worktops and upstands; sink and drainer unit; fitted oven, fitted gas hob, stainless extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine; double glazed windows with venetian blind.

Conservatory

3.50m x 3.11m (11' 6" x 10' 2") Vinyl flooring, range of wood wall and base units with wood worktops; electrical power and lighting; double glazed windows with venetian blinds; double glazed french door.



FIRST FLOOR

Landing

Carpeted, ceiling coving, airing cupboard; access to loft.

Bedroom

3.47m x 3.02m (11' 5" x 9' 11") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.51m x 2.65m (11' 6" x 8' 8") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with venetian blind and roller blind.

Shower Room

1.83m x 1.82m (6' 0" x 6' 0") Vinyl flooring, part-tiled walls, radiator; large walk-in shower enclosure with electric shower; wash-hand basin, w/c, extractor fan; dual-aspect double glazed windows.



EXTERNAL

Front Driveway

Off street parking for 2 cars; flowerbed.

Rear Garden

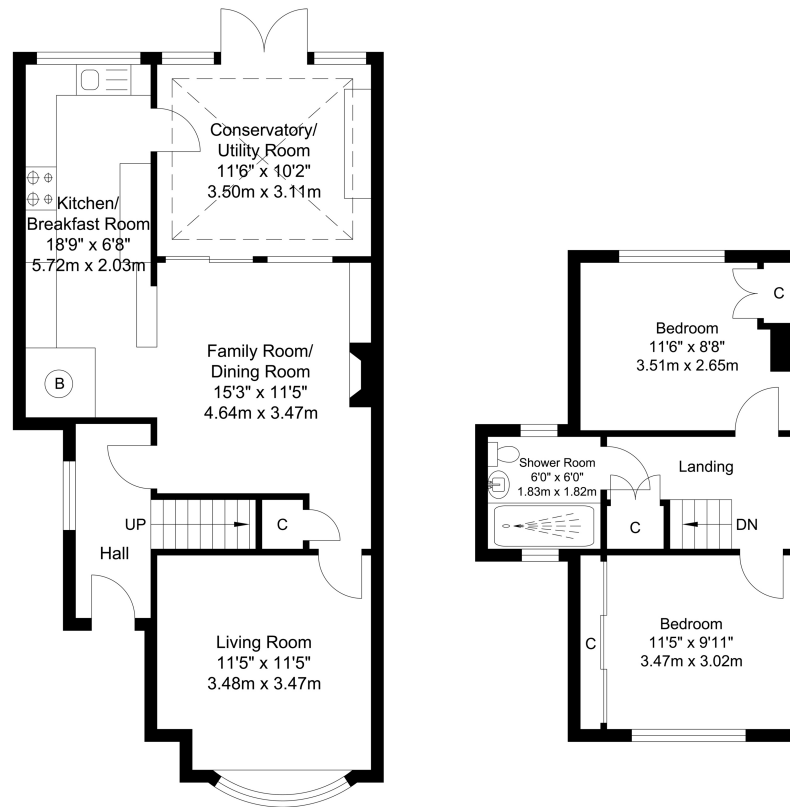
Approximately 70ft; patio, lawn, outdoor tap; 2 sheds; side access.

Information:

- Council Tax: Band D

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

FLOORPLAN



Ground Floor
Approximate Floor Area
610.95 SQ.FT.
(56.76 SQ.M.)



First Floor
Approximate Floor Area
311.72 SQ.FT.
(28.96 SQ.M.)

TOTAL APPROX FLOOR AREA 922.68 SQ. FT / 85.72 SQ. M
For Identification Purposes Only.

