



Asking Price £750,000 Freehold



34 Winchelsea Avenue, Bexleyheath, Kent  
DA7 5HP





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended 1930s semi-detached house in the sought-after Pantiles area close to schools, amenities, and transport links including Bexleyheath station.

This stunning property comprises 5 bedrooms, living room, dining/family room, kitchen/breakfast room, utility/cloakroom, upstairs family bathroom, and en-suite shower room. Further benefits include loft room, double glazing, gas central heating, 70ft (approx) garden, and off street parking for at least 3 cars.

Total Internal Area approx: 1,833.95 sq ft (170.38 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed; door leading to entrance hall.

#### Entrance Hall

Tiled flooring, vertical radiator, understairs storage cupboard; carpeted stairs leading to first floor.

#### Living Room

4.14m x 3.50m (13' 7" x 11' 6") Carpeted, radiator, double glazed windows.

#### Dining Room

3.83m x 3.50m (12' 7" x 11' 6") Wood flooring, radiator; opening to family room.

#### Family Room

5.30m x 2.99m (17' 5" x 9' 10") Wood flooring, radiator, double glazed windows; double glazed french doors leading to rear garden.

#### Kitchen / Breakfast Room

5.06m x 2.88m (16' 7" x 9' 5") Tiled flooring; range of soft-closing wall and base units with granite worktops and upstands; breakfast bar; fitted double oven and grill; fitted gas hob, integrated extractor hood; undermount sink with mixer tap; integrated dishwasher; space and connections for American-style fridge/freezer; radiator, double glazed windows; access to utility/cloakroom and garage.

#### Utility / Cloakroom

Tiled flooring, part-tiled walls; vanity wash-hand basin with mixer tap; w/c; space and connections for washing machine; combi-boiler.

### First Floor

#### Landing

Carpeted; carpeted stairs leading to second floor.

#### Master Bedroom

4.23m x 3.73m (13' 11" x 12' 3") Carpeted, radiator, double glazed windows; access to en-suite.

#### En-Suite Shower Room

1.88m x 1.62m (6' 2" x 5' 4") Tiled flooring, part-tiled walls; walk-in shower enclosure with rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c; wall-hung LED bathroom mirror; heated towel-rail, extractor fan.

#### Bedroom

3.53m x 3.48m (11' 7" x 11' 5") Carpeted, radiator, double glazed windows.

#### Bedroom

3.81m x 3.55m (12' 6" x 11' 8") Carpeted, radiator, double glazed windows.

#### Bedroom

3.03m x 2.20m (9' 11" x 7' 30") Wood flooring, radiator, double glazed windows.

### Bedroom

2.40m x 1.80m (7' 10" x 5' 11") Wood flooring, radiator, double glazed windows.

### Family Bathroom

1.77m x 1.72m (5' 10" x 5' 8") Tiled flooring with underfloor heating; tiled walls; panelled bath with shower-mixer and rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c, extractor fan, double glazed frosted window.

### Second Floor

#### Landing

Carpeted, eaves storage, 2 double glazed Velux windows.

#### Loft Room

3.40m x 2.97m (11' 2" x 9' 9") Carpeted, eaves storage, 2 double glazed Velux windows.

### External

#### Front Driveway

Off street parking for at least 2 vehicles; mature trees, shrubs and bushes.

#### Rear Garden

Approximately 70ft; large patio area, lawn; mature trees, shrubs and bushes; outdoor tap, outdoor lighting; side access; storage with electrical power.

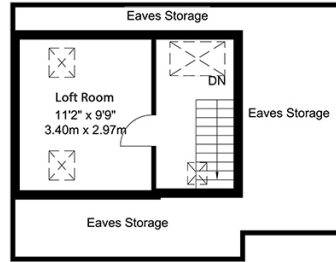
#### Garage

3.77m x 3.60m (12' 4" x 11' 10") Electrical power and lighting; electric roller door; door leading to garden.

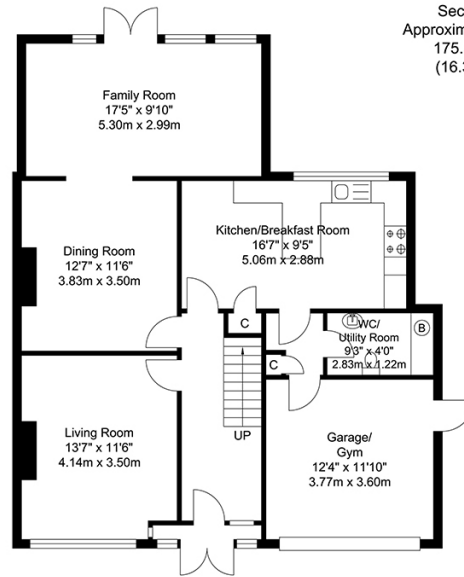
### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.3 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.1 miles (approx) to Danson Park & Lake
- 1.2 miles (approx) to Broadway Shopping Centre
- New kitchen 2023
- New carpets 2024
- Council Tax: Band F

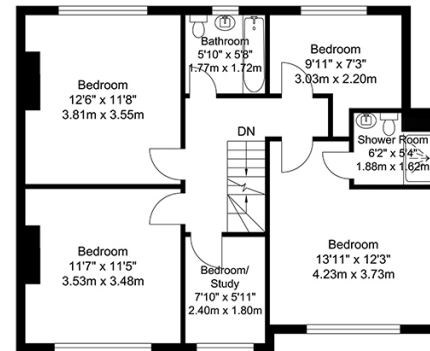
# FLOORPLAN



Second Floor  
Approximate Floor Area  
175.55 SQ.FT.  
(16.31 SQ.M.)



Ground Floor  
Approximate Floor Area  
961.97 SQ.FT.  
(89.37 SQ.M.)



First Floor  
Approximate Floor Area  
696.42 SQ.FT.  
(64.70 SQ.M.)

TOTAL APPROX FLOOR AREA 1833.95 SQ. FT / 170.38 SQ. M  
For Identification Purposes Only.

