

£625,000 Freehold





PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 4 bedroom Victorian house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station. This immaculate property comprises 3 bedrooms on the first floor, and executive master bedroom complete with en-suite shower room on the second floor.

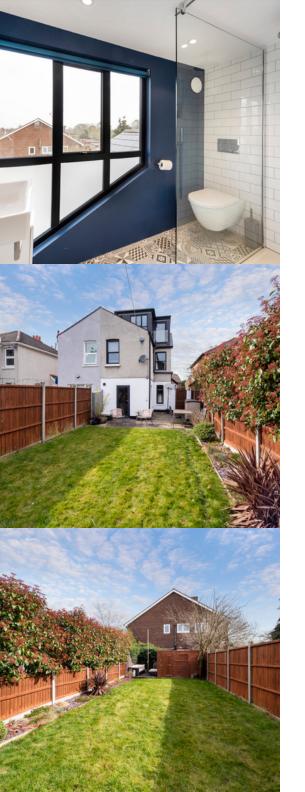
Further benefits include large living room, large dining room, luxury fitted kitchen, first floor family bathroom, 65 sq ft (approx) south-east facing rear garden, and off street parking for 2 cars. CHAIN FREE!

Total Internal Area approx: 1,346.35 sq ft (125.08 sq m). EPC D57

FEATURES

- 4 bedrooms
- Executive dormer extension
- Upstairs family bathroom
- En-suite shower room
- Off street parking for 2 cars
- Close to Bexleyheath Station
- Close to Bexleyheath Broadway





ROOM DESCRIPTIONS GROUND FLOOR

Entrance Hall

Amtico flooring; original stained glass window; double glazed uPVC door.

Living Room

 $4.48 \,\mathrm{m} \times 4.10 \,\mathrm{m}$ (14' 8" x 13' 5") Carpeted, ceiling coving, picture rail; gas fireplace with stone hearth and marble surround; radiator; double glazed windows with shutters.

Dining Room

4.10m x 3.72m (13' 5" x 12' 2") Amtico flooring, ceiling coving, picture rail, radiator, decorative fireplace, understairs storage; dual-aspect double glazed windows with shutters.

Kitchen

3.98m x 2.64m (13' 1" x 8' 8") Ceramic tiled flooring; ceiling coving; range of soft-closing wood wall and base units with Corian worktops, tiled splashback, and pelmet lighting; fitted sink and drainer unit; integrated Neff double oven/grill, fitted AEG microwave, fitted Neff 4-ring gas burner, extractor hood, integrated Zanussi dishwasher; space and connections for washing machine, double glazed windows, double glazed uPVC door.

FIRST FLOOR

Landing

Carpeted, radiator; cupboard housing boiler and mega-flow system.

Bedroom

 $4.10m \times 2.90m (13' 5" \times 9' 6")$ Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

 $3.99 \,\mathrm{m} \times 2.64 \,\mathrm{m}$ (13' 1" x 8' 8") Carpeted, ceiling coving, radiator, storage cupboard; double glazed window with roller blind.

Bedroom

3.13m x 2.01m (10' 3" x 6' 7") Carpeted, ceiling coving, picture rail, radiator, double glazed windows.

Family Bathroom

 $3.13 \,\mathrm{m} \times 1.59 \,\mathrm{m}$ (10' 3" \times 5' 3") Ceramic tiled flooring; part-tiled walls; bath with freeflow filler tap including both handheld and rainfall thermostatic shower fittings; wash-hand basin, w/c, double glazed window.

SECOND FLOOR

Master Bedroom

 $6.87 \,\mathrm{m} \times 4.10 \,\mathrm{m}$ (22' 6" x 13' 5") Glass balustrade to staircase; carpeted, radiator, fitted wardrobes, eaves storage, dual-aspect double glazed windows, double glazed Velux skylights, juliet balcony.

En-suite Shower Room

 $2.37m \times 1.43m$ (7' 9" x 4' 8") Ceramic tiled flooring; large walk-in shower enclosure with thermostatic valve featuring both handheld and rainfall fittings; wash-hand basin, w/c, extractor fan, double glazed windows.

EXTERNAL

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 65ft, south-east facing; patio, lawn, outdoor tap; shed; side access.

Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D

