



Asking Price £680,000 Freehold



Berkeley Avenue, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended 1930s Feakes&Richards J-type semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This stunning property comprises 4 bedrooms, incredible open-plan kitchen/dining/family room, living room, utility room, downstairs shower room, and upstairs family bathroom.

Further benefits include large multi-functional outbuilding, off street parking for 3 cars, approximately 40ft rear garden, double glazing, and gas central heating. CHAIN FREE!

Total Internal Area approx: 1,702.09 sq ft (158.13 sq m) EPC C73

FEATURES

- Immaculate extended 1930s Feakes&Richards J-type semi-detached house
- 4 bedrooms
- Open-plan kitchen / dining / family room
- Living room
- Utility room
- Upstairs family bathroom
- Downstairs shower room
- Off street parking for 3 cars
- 40ft (approx) rear garden
- Large multi-functional outbuilding
- Double glazing & gas central heating





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Karndeane flooring, ceiling coving, radiator with cover; understairs storage.

Living Room

4.35m x 3.62m (14' 3" x 11' 11") Carpeted, ceiling coving, radiator, double glazed windows with venetian blinds.

Kitchen / Dining / Family Room

7.42m x 6.01m (24' 4" x 19' 9") Karndeane flooring, tiled feature wall; range of gloss soft-closing wall and base units with Quartz worktops and Quartz splashback; kitchen island with base units and Quartz worktops; fitted induction hob, designer extractor hood, integrated dishwasher, integrated wine cooler, integrated fridge, integrated freezer; fitted self-cleaning oven/grill; sink and drainer unit; vertical radiator, double glazed Velux skylights, double glazed bi-fold doors, double glazed windows with venetian blinds.

Utility Room

1.60m x 1.56m (5' 3" x 5' 1") Karndeane flooring, ceiling coving; range of gloss wall and base units with Quartz worktops; extractor fan; space and connections for washing machine; space and connections for dryer.

Downstairs Shower Room

3.67m x 1.73m (12' 0" x 5' 8") Tiled flooring with underfloor heating; tiled walls; large walk-in shower enclosure with thermostatic rainfall shower; vanity unit with wash-hand basin; w/c; wall-mounted vanity unit; heated towel-rail, extractor fan, double glazed windows.

First Floor

Landing

Carpeted, ceiling coving; access to loft.

Bedroom

3.50m x 3.42m (11' 6" x 11' 3") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows with venetian blinds.

Bedroom

3.62m x 3.31m (11' 11" x 10' 10") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

4.00m x 2.75m (13' 1" x 9' 0") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows with venetian blinds.

Bedroom

4.00m x 1.60m (13' 1" x 5' 3") Carpeted, ceiling coving, vertical radiator, fitted wardrobes, double glazed windows with venetian blinds.

Family Bathroom

2.23m x 1.70m (7' 4" x 5' 7") Tiled flooring, tiled walls; bath with shower-mixer and thermostatic rainfall shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

External

Front Driveway

Off street parking for 3 cars.

Rear Garden

Approximately 45ft; patio, lawn, outdoor tap, outdoor lighting.

Office / Gym / Studio

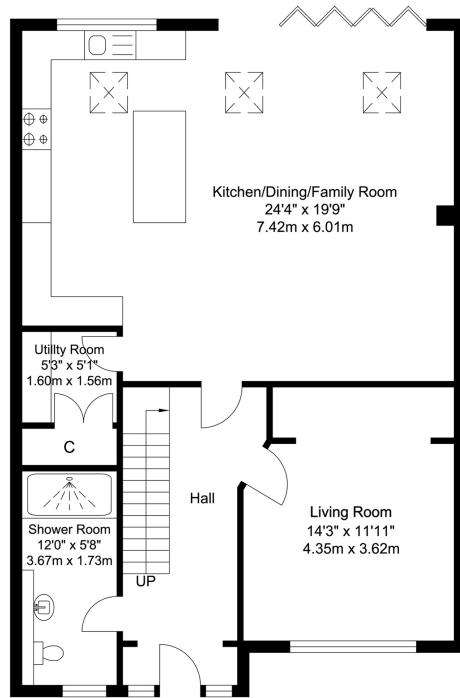
5.63m x 3.65m (18' 6" x 12' 0") Electrical power and lighting; Karndeane flooring, double glazed windows, double glazed french doors; large storage cupboard.

Information:

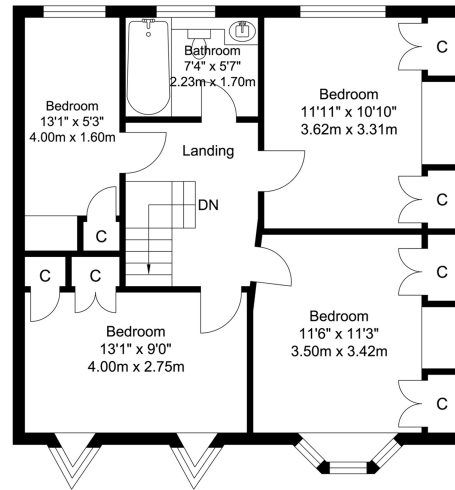
- Council Tax: Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(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	

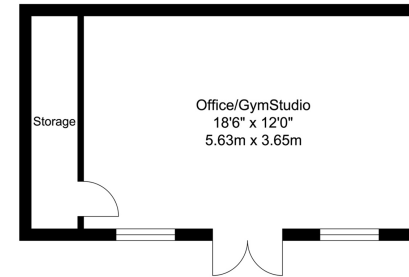
FLOORPLAN



Ground Floor
 Approximate Floor Area
 865.74 SQ.FT.
 (80.43 SQ.M.)



First Floor
 Approximate Floor Area
 579.85 SQ.FT.
 (53.87 SQ.M.)



Outbuilding
 Approximate Floor Area
 256.50 SQ.FT.
 (23.83 SQ.M.)

TOTAL APPROX FLOOR AREA 1702.09 SQ. FT / 158.13 SQ. M
 For Identification Purposes Only.

