



Offers Over £450,000 Freehold



Sandford Road, Bexleyheath, Kent DA7  
4AX



## PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 28 September • Between 15:00 & 16:00 • RE/MAX SELECT are delighted to offer for sale this semi-detached Victorian house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station.

This spacious property comprises 3 DOUBLE bedrooms, fitted kitchen, living room, dining room, and family bathroom. Further benefits include double glazing, rear garage, and 35ft (approx) rear garden.

Total Area approx: 1,215.89 sq ft (112.96 sq m). CHAIN FREE.

## FEATURES

- Open House
- Chain Free
- 3 Double Bedrooms
- Off Street Parking
- Close to Bexleyheath Station
- Close to Bexleyheath Broadway





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, ceiling coving.

#### Dining Room

Laminate flooring, radiator, ceiling coving, ceiling rose; dual-aspect double-glazed windows.

#### Living Room

Carpeted, ceiling coving, radiator, double glazed bay window.

#### Kitchen

Tiled flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and splashback; oven, gas hob, extractor hood; stainless steel sink and drainer unit with mixer tap; space and connections for fridge/freezer; space and connections for washing machine; space and connections for tumble dryer.

#### Bathroom

Tiled flooring, double glazed windows; bath with mixer tap and hand-held shower attachment; vanity wash-hand basin with mixer tap; w/c, heated towel-rail; wall-mounted combination boiler.

### First Floor

#### Landing

Carpeted.

#### Bedroom

Carpeted, radiator, double glazed windows.

#### Bedroom

Laminate flooring, radiator, double glazed windows, cast-iron fireplace, fitted wardrobes.

#### Bedroom

Carpeted, double glazed windows, radiator, storage cupboard.

### External

#### Rear Garden

Paved, decking; side access.

#### Front Driveway

Off street parking.

### Rear Garage

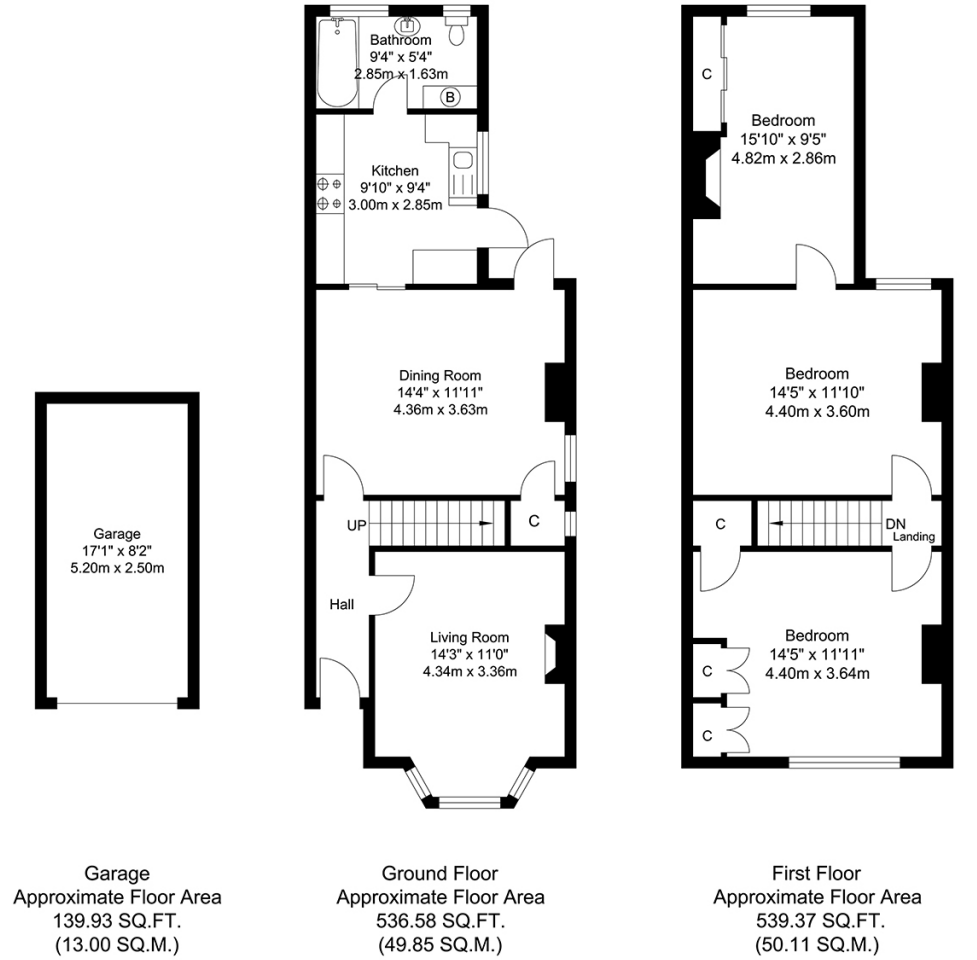
Up-and-over door.

### Information

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



# FLOORPLAN



TOTAL APPROX FLOOR AREA 1215.89 SQ. FT / 112.96 SQ. M  
For Identification Purposes Only.

