

RE/MAX
SELECT

Offers Over £1,100,000 Freehold



Lion Road, South Bexleyheath, Kent DA6
8NW



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market detached property close to Danson Park and Lake. This completely renovated property comprises 5 double bedrooms, large living room, family room, open-plan kitchen/dining room, upstairs family bathroom, 2 additional ensuite shower rooms, and downstairs shower room.

Further benefits include underfloor heating, roof terrace, 1,600 sq ft (approx) rear garden, and off street parking for up to 4 cars. Total Internal Area approx: 2,032.65 sq ft (188.84 sq m). EPC C71

FEATURES

- 5 double bedrooms
- Fully fitted kitchen with oak cabinetry & full suite of Neff appliances
- Utility room
- Upstairs family bathroom
- 2 ensuite shower rooms
- Downstairs shower room
- Megaflor unvented hot water system
- Underfloor heating
- Off street parking for 4 cars
- 1,600 sq ft (approx) rear garden





ROOM DESCRIPTIONS

First Floor

Entrance Hall

Carrera marble tile flooring, underfloor heating, recessed wood panelling, period coving.

Living Room

Carrera marble tile flooring, underfloor heating, brick-built fireplace, wood panelling, period coving; double glazed windows with shutters.

Family Room / Bedroom

Carrera marble tile flooring, underfloor heating; cast-iron fireplace with decorative tile surround and marble hearth; wood panelling, period coving, double glazed windows with shutters.

Open-Plan Dining Room

Carrera marble tile flooring, underfloor heating; entertainment wall with integrated electric fireplace; period coving; double glazed bi-fold doors leading to rear garden.

Open-Plan Kitchen

Carrera marble tile flooring, underfloor heating; oak wall and base units with granite worktops and granite splashback; stainless steel sink with spray mixer-tap; full suite of NEFF appliances including 2 hide-and-slide ovens, induction hob, extractor hood, integrated fridge, integrated freezer, dishwasher; double glazed windows.

Utility Room

Carrera marble tile flooring, underfloor heating; range of wood wall and base units with granite-effect worktops; washing machine, dryer; megaflo unvented hot water system.

Shower Room

Carrera marble tile flooring, underfloor heating; large walk-in shower enclosure with both handheld and rainfall fittings; marble 'Jack & Jill' wash-hand basins with mixer taps; w/c, extractor fan.

First Floor

Landing

Laminate flooring, period coving; access to roof terrace.

Master Bedroom

Leading to ensuite shower room; laminate flooring, radiator, fitted wardrobes, period coving; double glazed windows with shutters.

Ensuite Shower Room

Carrera marble tile floor; walk-in shower enclosure with both handheld and rainfall fittings; vanity wash-hand basin with mixer tap; w/c, vertical radiator; double glazed windows with shutters.

Bedroom

Laminate flooring, radiator, fitted wardrobes, wood panelling, period coving; double glazed windows with shutters.

Bedroom

Laminate flooring, radiator, fitted wardrobes, period coving; double glazed windows with shutters.

Bedroom

Leading to ensuite shower room; laminate flooring, radiator, wardrobes, period coving; double glazed windows.

Ensuite Shower Room

Italian floor and wall tiles, shower enclosure, w/c; vanity wash hand basin with mixer tap, heated towel rail, double glazed window.

Family Bathroom

Carrera marble flooring and walls; bath with mixer tap, glass screen and rainfall shower fitting; vanity wash-hand basin with mixer tap; w/c, heated towel-rail, double glazed windows.

Exterior

Roof Terrace

Leading from landing; decking.

Front Driveway

Off street parking for 4 cars.

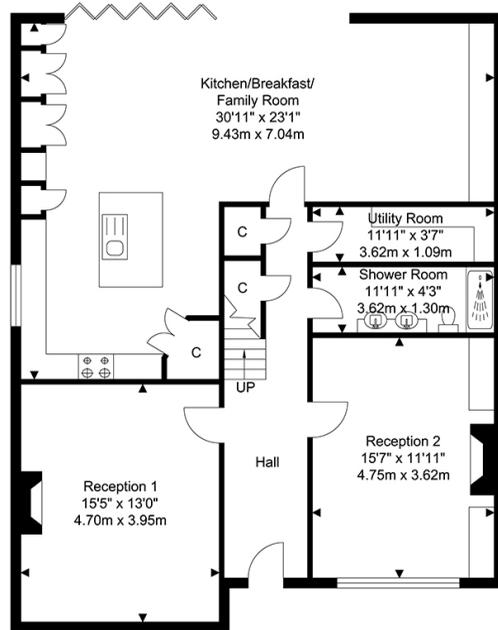
Rear Garden

Approximately 1,600 sq ft (40ft x 40ft at widest points); large patio area, lawn, range of flowerbeds; storage shed.

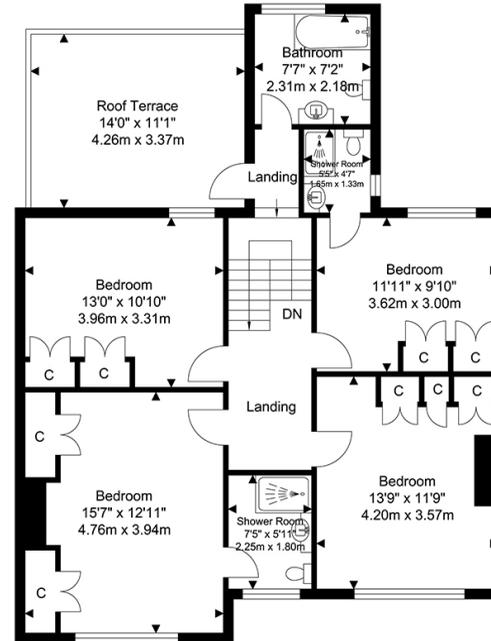
Information

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.5 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.1 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- 0.2 miles (approx) to Danson Park and Lake
- 0.3 miles (approx) to Crook Log Leisure Centre and Swimming Pool
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band F

FLOORPLAN



Ground Floor
Approximate Floor Area
1150.44 SQ.FT.
(106.88 SQ.M.)



First Floor
Approximate Floor Area
882.21 SQ.FT.
(81.96 SQ.M.)

TOTAL APPROX FLOOR AREA 2032.65 SQ. FT / 188.84 SQ. M
For Identification Purposes Only.

