



£425,000 Freehold



53 St Audrey Avenue, Bexleyheath, Kent
DA7 5DA



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached house, situated on a sought-after and quiet residential road, close to Long Lane's amenities, transport links including Barnehurst Station, and Bexley's sought-after grammar schools.

This stunning property comprises 2 DOUBLE bedrooms, open-plan kitchen/dining room, living room, upstairs family bathroom, and downstairs shower room. Further benefits include double glazing, gas central heating, garage, 70ft (approx) garden, and off street parking for 2 cars.

Total Internal Area approx: 938.82 sq ft (87.22 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Wood flooring, radiator; carpeted stairs leading to first floor.

Living Room

3.97m x 3.15m (13' 0" x 10' 4") Wood flooring, radiator, double glazed windows.

Dining Room

3.96m x 2.48m (13' 0" x 8' 2") Wood flooring, radiator, electric fire, storage cupboard; understairs storage cupboard; opening leading to kitchen.

Kitchen

3.86m x 2.42m (12' 8" x 7' 11") Vinyl flooring; range of wood wall and base units with complementary worktops and tiled splashback; sink and drainer unit with mixer tap; space and connections for free-standing cooker; space and connections for fridge/freezer; space and connections for dishwasher; space and connections for washing machine; double glazed windows, double glazed door.

Shower Room

2.60m x 0.80m (8' 2" x 2' 7") Vinyl flooring; walk-in shower with thermostatic rainfall attachment; vanity unit with wash-hand basin; w/c, radiator, double glazed frosted windows.

First Floor

Landing

Carpeted; access to loft with pull-down ladder.

Bedroom

3.97m x 3.30m (13' 0" x 10' 10") Carpeted, radiator, double glazed windows.

Bedroom

5.20m x 3.86m (17' 01" x 12' 8") Carpeted, radiators, storage cupboard, double glazed windows.

Family Bathroom

1.65m x 1.60m (5' 5" x 5' 3") Vinyl flooring; panelled bath with shower-mixer; wash-hand basin, w/c, extractor fan.

External

Front Driveway

Off street parking for 2 cars.

Rear Garden

Approximately 75ft; lawn, decked area, outdoor tap; mature trees, bushes and shrubs; shed; access to garage; side access.

Garage

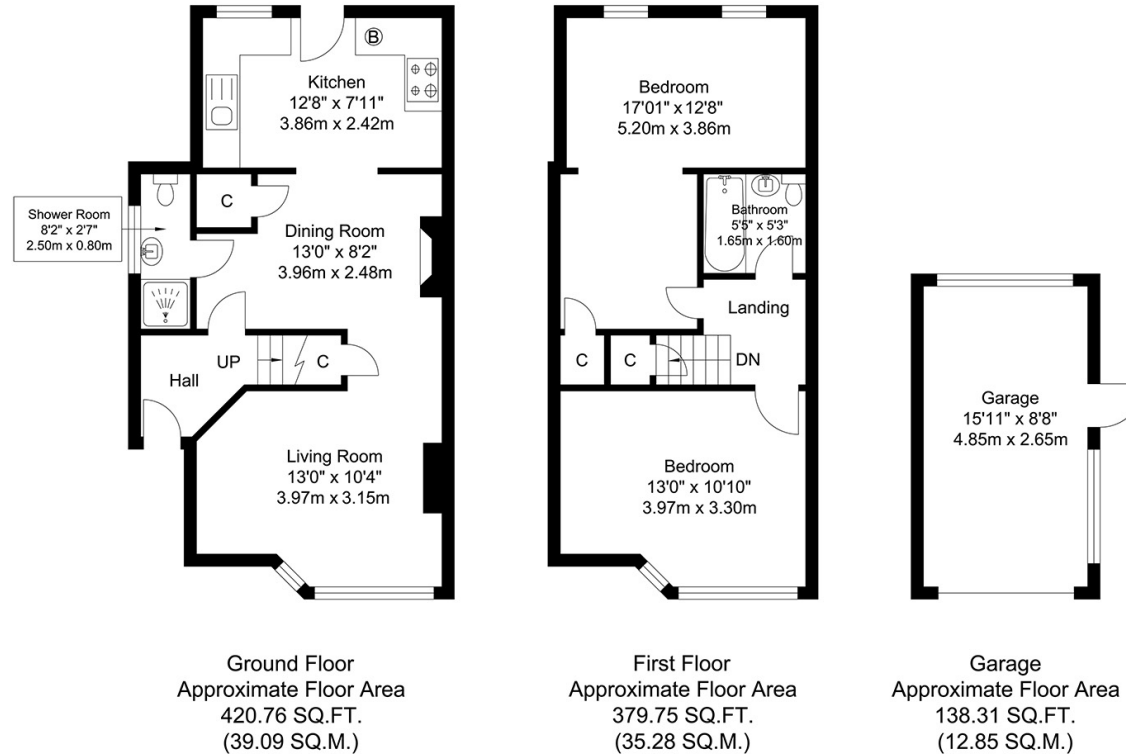
4.85m x 2.65m (15' 11" x 8' 8")

Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.1 miles (approx) to Russell Park
- 0.6 miles (approx) to Broadway shopping centre
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 938.82 SQ. FT / 87.22 SQ. M
For Identification Purposes Only.

