



£600,000 Freehold



44 Chessington Avenue, Bexleyheath,  
Kent DA7 5NW



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented, extended 1930s Feakes&Richards K-type semi-detached house, close to schools, amenities, and transport links including Bexleyheath station. This property comprises 3 bedrooms, large through-lounge, conservatory, fitted kitchen/diner, downstairs cloakroom, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off street parking, large summerhouse, and 75ft (approx) rear garden. Total Internal Area approx: 1,497.15 sq ft (139.09 sq m). EPC Rating D55





## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

4.33m x 2.40m (14' 2" x 7' 10") Solid oak flooring, radiator; understairs storage, carpeted stairs leading to first floor.

#### Living Room

4.26m x 3.66m (14' x 12') Carpeted, radiator; gas fire with decorative surround; double glazed windows.

#### Dining Room

3.66m x 3.63m (12' 0" x 11' 11") Carpeted, radiator; fireplace with decorative surround; double glazed sliding door leading to conservatory.

#### Kitchen / Breakfast Room

5.22m x 3.44m (17' 2" x 11' 3") Wood flooring; range of wood wall and base units with black granite-effect worktops and tiled splashbacks; built-in stainless steel electric double oven, gas hob and extractor hood; stainless steel sink with mixer tap; space and connections for washing machine; space and connections for dryer; space and connections for fridge/freezer; double glazed windows; door to side entrance; door to conservatory.

#### Conservatory

4.25m x 3.09m (13' 11" x 10' 2") Wood laminate flooring, 2 radiators, double glazed windows to rear; double glazed door to garden.

#### Downstairs Cloakroom

Tiled flooring, tiled walls; vanity unit with wash-hand basin and mixer tap; w/c.

### First Floor

#### Landing

Carpeted, radiator, double glazed window; access to insulated and boarded loft with pull-down ladder and light.

#### Bedroom

4.27m x 3.30m (14' 0 x 10' 10") Carpeted, radiator, double glazed windows to front; fitted wardrobes.

#### Bedroom

3.66m x 3.63m (12' x 11' 11") Carpeted, radiator, double glazed windows.

#### Bedroom

2.84m x 2.46m (9' 4" x 8' 1" ) Carpeted, radiator, double glazed windows



### Family Bathroom

2.91m x 2.43m (9' 7" x 8' 0") Vinyl flooring, tiled walls, large thermostatic shower enclosure with rainfall attachment; vanity unit with inset wash-hand basin, back-to-wall pan, matching wall units and mirror; cupboard housing combi-boiler; chrome heated towel-rail, double glazed frosted windows.

### External

#### Front Driveway

Off street parking for 3 vehicles.

#### Rear Garden

Approximately 70ft garden; patio area, artificial lawn, mature trees, bushes and shrubs; outdoor tap, outdoor lighting.

#### Gym / Office / Summerhouse

7.44m x 4.25m (24' 5" x 13' 11") Carpeted; electrical power and lighting; double glazed windows.

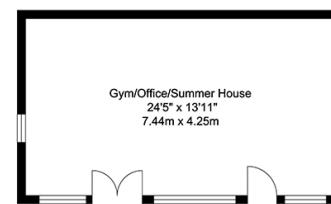
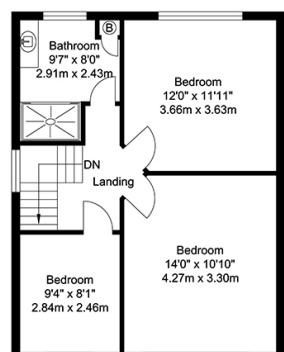
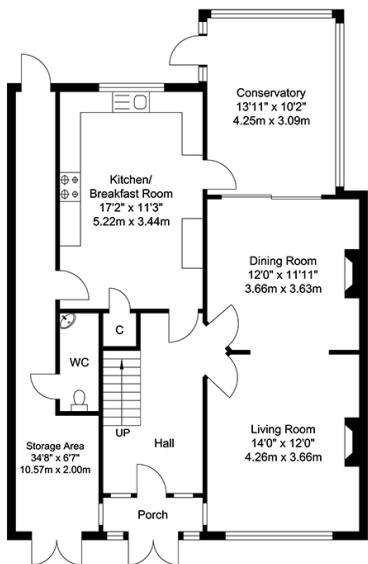
#### Storage Area

10.57m x 2.00m (34' 8" x 6' 7") Double garage doors to front; electrical power; carpeted; door leading to kitchen; door leading to rear garden.

### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.7 miles (approx) to Bexleyheath Station
- 1.2 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.2 miles (approx) to Danson Park & Lake
- 1.3 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

## FLOORPLAN



TOTAL APPROX FLOOR AREA 1837.50 SQ. FT / 170.71 SQ. M  
For Identification Purposes Only.

