



£630,000 Freehold



Lansdowne Avenue, Bexleyheath, Kent DA7 5ST





## PROPERTY DESCRIPTION

GUIDE PRICE £630,000 - £650,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This spacious property comprises 4 bedrooms, living room, extended dining area/family room, large kitchen/breakfast room, upstairs family bathroom, and ground floor shower room. Further benefits include off street parking for 2 cars, 60ft (approx) rear garden, double glazing, and gas central heating.

Total Internal Area approx: 1,595.10 sq ft (148.19 sqm).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed, door leading to entrance hall.

#### Entrance Hall

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

#### Living Room

3.97.m x 3.66m (13' 0" x 12' 0") Carpeted, radiator; gas fireplace with surround; double glazed bay windows.

#### Dining / Family Room

3.34m x 3.15m (10' 11" x 10' 4") Carpeted, radiators, double glazed french doors leading to rear garden.

#### Kitchen / Breakfast room

4.84m x 4.48m (15' 11" x 14' 8") Tiled flooring; range of soft-closing wall and base units with complementary worktops and tiled splashback; kitchen island with base units and complementary worktops; composite sink and drainer with mixer tap; gas hob, integrated extractor hood, integrated oven/grill, integrated microwave, integrated fridge/freezer, double glazed windows, door leading to rear garden.

#### Ground Floor Shower Room

1.80m x 1.66m (5' 11" x 5' 5") Tiled flooring, tiled walls; shower enclosure with rainfall attachment; vanity unit with wash-hand basin and mixer tap; w/c, heated towel-rail, extractor fan.

### First Floor

#### Landing

Carpeted; access to insulated and boarded loft with light.

#### Bedroom

4.23.m x 3.60m (13' 10" x 11' 10") Carpeted, radiator, fitted wardrobes, double glazed bay windows.

#### Bedroom

4.48m x 3.10m (14' 8" x 10' 2") Carpeted, radiator, double glazed windows.

#### Bedroom

4.30m x 2.64m (14' 1" x 8' 8") Carpeted, radiator, double glazed windows.



#### Bedroom

3.62m x 2.52m (11' 11" x 8' 3") Carpeted, radiator, double glazed windows.

#### Family Bathroom

3.78m x 1.80m (12' 5" x 5' 11") Tiled flooring, tiled walls; panelled bath with mixer tap; vanity unit with wash-hand basin and mixer tap; w/c, heated towel-rail, extractor fan.

### External

#### Front Driveway

Off street parking for 2 cars; block-paved; mature shrubs and trees.

#### Rear Garden

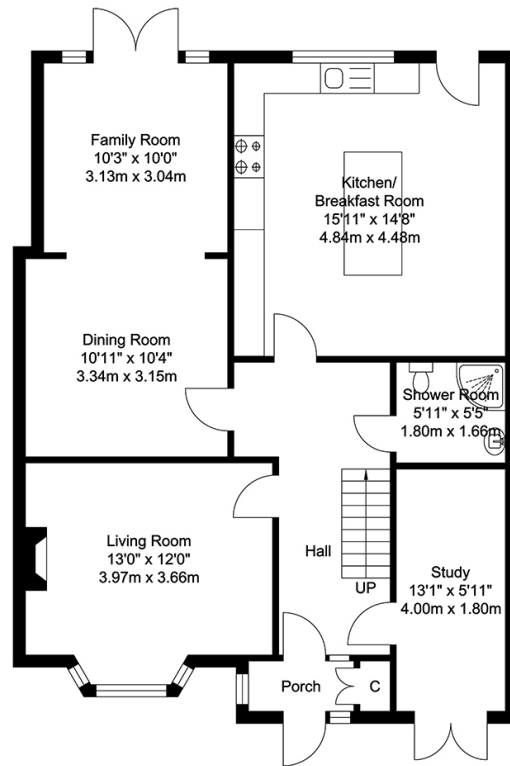
Approximately 60ft; decking, lawn; mature bushes, shrubs and trees; outdoor tap, outdoor light; shed.

### Information

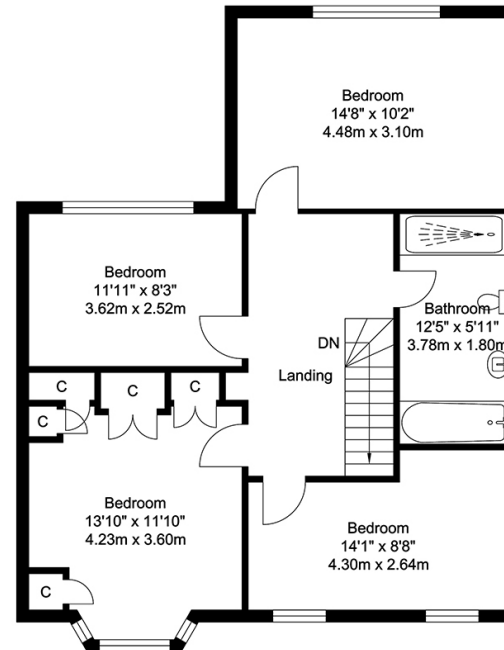
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station
- 1.0 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.1 miles (approx) to Danson Park & Lake
- 1.2 miles (approx) to Broadway Shopping Centre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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		72
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
873.38 SQ.FT.  
(81.14 SQ.M.)



First Floor  
Approximate Floor Area  
721.72 SQ.FT.  
(67.05 SQ.M.)

TOTAL APPROX FLOOR AREA 1595.10 SQ. FT / 148.19 SQ. M  
For Identification Purposes Only.

