



Guide Price £775,000
Blendon Road, Bexley, Kent, DA5 1BP

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £775,000 to £800,000.

A superb Art Deco-style four-bedroom detached home, originally built in 1932, that has been significantly improved and finished to an exceptional standard throughout.

Situated in a highly sought-after and convenient location for Townley Grammar School, Beths Grammar School, Chislehurst & Sidcup Grammar School and Hurst Primary School, this impressive property offers extended and beautifully designed accommodation perfectly suited to modern family living.

The ground floor features a stunning 21'6" x 16'3" principal lounge, complemented by a spacious open-plan kitchen/dining room to the rear. The newly installed fitted and integrated kitchen boasts granite work surfaces and flows into the dining area, creating a superb entertaining space. Bi-folding doors open onto the south facing rear garden, further enhancing the indoor-outdoor feel.

There is also a cloakroom (W/C) and a useful utility area within the integral garage. To the first floor are four well-balanced bedrooms, including a generous master bedroom with en suite shower room, together with a contemporary family bathroom.

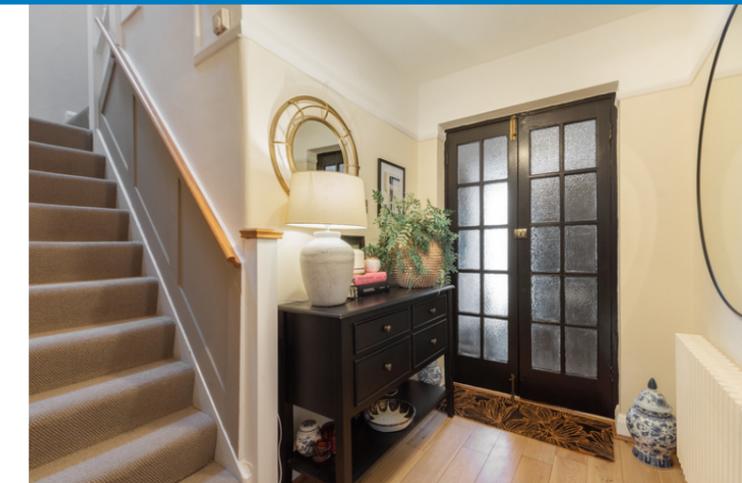
The property benefits from a number of recent improvements, including a newly installed boiler and heating system, a replacement roof (approximately three years ago), and a resin driveway.

Additional features include double glazing, gas-fired central heating, wood flooring to the hallway and open-plan ground floor space, and high-quality modern finishes throughout. Externally, the secluded and well-maintained rear garden provides an excellent space for entertaining, enhanced by a wooden pergola.

To the front, an in-and-out resin driveway provides ample off-street parking and access to the garage, with established borders.

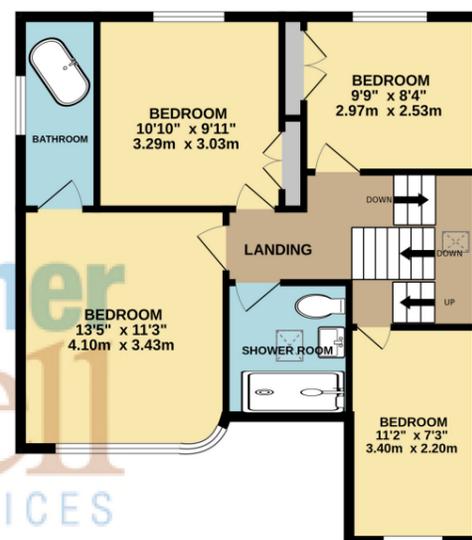
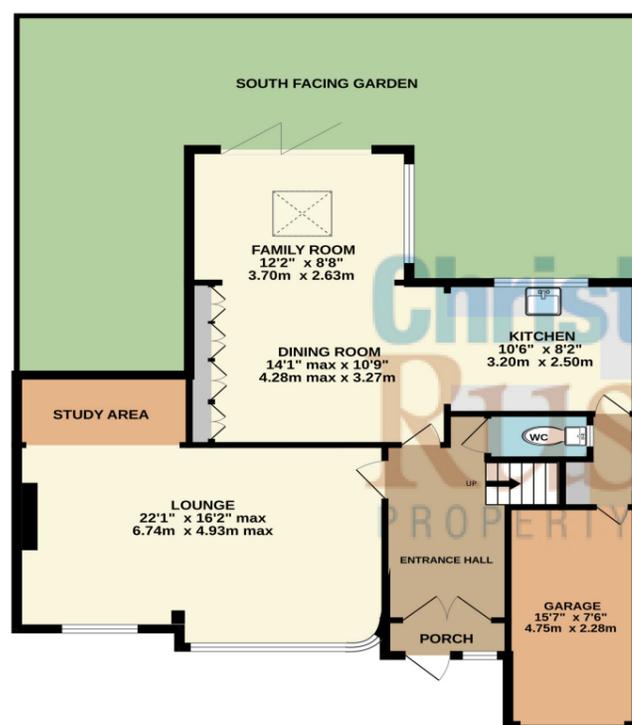
Council Tax Band F.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.

1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1554 sq.ft. (144.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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