

**RE/MAX**  
**SELECT**

Offers Over £400,000 Freehold



Palmeira Road, Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented Victorian house close to amenities, schools, and transportation links including Bexleyheath Station. This property comprises 3 bedrooms, good size living/dining room, large extended fitted kitchen, family bathroom, and 50ft (approx) rear garden. Further benefits include double glazing, gas central heating, and garage.

Total Internal Area approx: 976.07 sq ft (90.68 sq m). EPC D64

## FEATURES

- Terraced house
- 3 bedrooms
- Living room / dining room
- Large extended kitchen
- Family bathroom
- Garage
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, ceiling coving, radiator.

#### Living Room / Dining Room

7.97m x 3.44m (26' 2" x 11' 3") Carpeted, ceiling coving, 2 radiators; double glazed windows with shutters.

#### Kitchen

4.13m x 3.25m (13' 7" x 10' 8") Tiled flooring; range of wood wall and base units with granite-effect worktops and splashback; fitted oven, fitted gas hob, stainless steel extractor hood; stainless steel sink and drainer unit; integrated dishwasher, radiator, wall-mounted boiler; space and connections for washing machine; double glazed windows, double glazed patio doors.

#### Lobby

Carpeted, understairs cupboards.

#### Family Bathroom

2.25m x 1.78m (7' 5" x 5' 10") Tiled flooring, tiled walls; roll-top bath with shower-mixer and electric shower over; wash-hand basin, high-level toilet cistern, heated towel-rail, extractor fan.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving.

#### Bedroom

4.56m x 3.50m (15' 0" x 11' 6") Carpeted, picture rail, fitted wardrobes, fitted overbed wardrobes, radiator; double glazed windows with roller blinds.

#### Bedroom

3.57m x 2.68m (11' 9" x 8' 10") Carpeted, ceiling coving, radiator; double glazed window with roller blind.

#### Bedroom

2.30m x 1.77m (7' 7" x 5' 10") Laminate flooring, ceiling coving, radiator; vanity unit with wash-hand basin; double glazed window with roller blind.

### EXTERNAL

#### Front Garden

Gate; pathway leading to front door.

#### Rear Garden

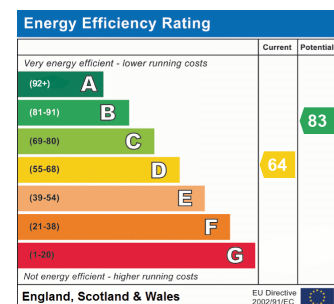
Approximately 50ft, mainly laid to lawn; outdoor tap; rear access.

#### Garage

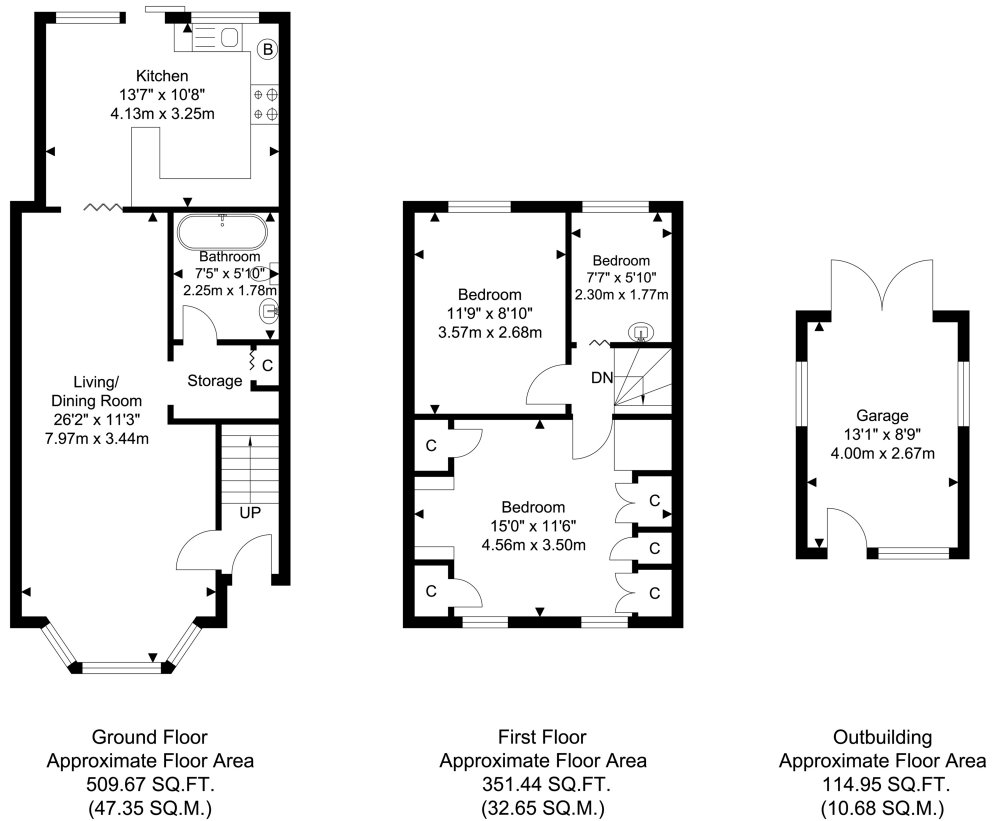
4.00m x 2.67m (13' 1" x 8' 9") Hinged doors, windows.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.3 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.9 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 0.2 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.3 miles (approx) to Danson Park & Lake
- 0.7 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D



FLOORPLAN



TOTAL APPROX FLOOR AREA 976.07 SQ. FT / 90.68 SQ. M  
For Identification Purposes Only.

