



£575,000 Freehold



Berkeley Avenue, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 1930s Feakes&Richards J-type semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This well-presented property comprises 5 bedrooms, living room, dining room, fitted kitchen, utility room, upstairs shower room, and separate cloakroom. Further benefits include off street parking for 2 cars, approximately 70ft garden, double glazing, and gas central heating.

Total Internal Area approx: 1,230.53 sq ft (114.32 sq m) EPC D68

FEATURES

- 1930s Feakes&Richards J-type semi-detached house
- 5 bedrooms
- Living room
- Dining room
- Fitted kitchen
- Utility room
- 70ft (approx) garden
- Upstairs shower room
- Separate upstairs cloakroom
- Off street parking for 2 cars
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

2.50m x 1.30m (8' 2" x 4' 3") Tiled flooring, double glazed.

Living Room

3.64m x 3.36m (11' 11" x 11' 0") Carpeted, ceiling coving, picture rail, radiator, double glazed windows.

Dining Room

3.63m x 3.36m (11' 11" x 11' 0") Carpeted, ceiling coving, picture rail, radiator, double glazed french doors.

Kitchen

2.64m x 2.26m (8' 8" x 7' 5") Vinyl flooring; range of gloss wall and base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; cupboard housing boiler; double glazed windows; space and connections for gas cooker.

Utility Room

2.68m x 1.81m (8' 10" x 5' 11") Vinyl flooring, radiator; range of gloss wall and base units with wood worktops; double glazed windows; space and connections for washing machine.

Integral Garage

5.33m x 1.84m (17' 6" x 6' 0") Electrical power and lighting; up-and-over door.

First Floor

Landing

Carpeted, ceiling coving, picture rail; access to loft.

Bedroom

3.51m x 3.36m (11' 6" x 11' 0") Carpeted, picture rail, radiator, fitted wardrobes, double glazed windows

Bedroom

3.64m x 3.34m (11' 11" x 10' 11") Vinyl flooring, ceiling coving, picture rail, radiator, fitted wardrobes, double glazed windows.

Bedroom

2.41m x 2.13m (7' 11" x 7' 0") Carpeted, picture rail, radiator, fitted cupboards, double glazed windows.

Bedroom

3.45m x 1.83m (11' 4" x 6' 0") Carpeted, picture rail, radiator, double glazed windows.

Bedroom

2.71m x 1.81m (8' 11" x 5' 11") Carpeted, picture rail, radiator, double glazed windows.

Shower Room

2.70m x 1.38m (8' 10" x 4' 6") Vinyl flooring, hydropanel walls, radiator; large walk-in shower enclosure with thermostatic rainfall attachment; vanity unit with wash-hand basin; heated towel-rail, extractor fan, double glazed windows.

Cloakroom

Vinyl flooring, w/c, double glazed window.

EXTERNAL

Front Garden

Off street parking for 2 cars; mature shrubs bushes and trees.

Rear Garden

Approximately 70ft; patio, lawn, flowerbeds, outdoor tap; shed.

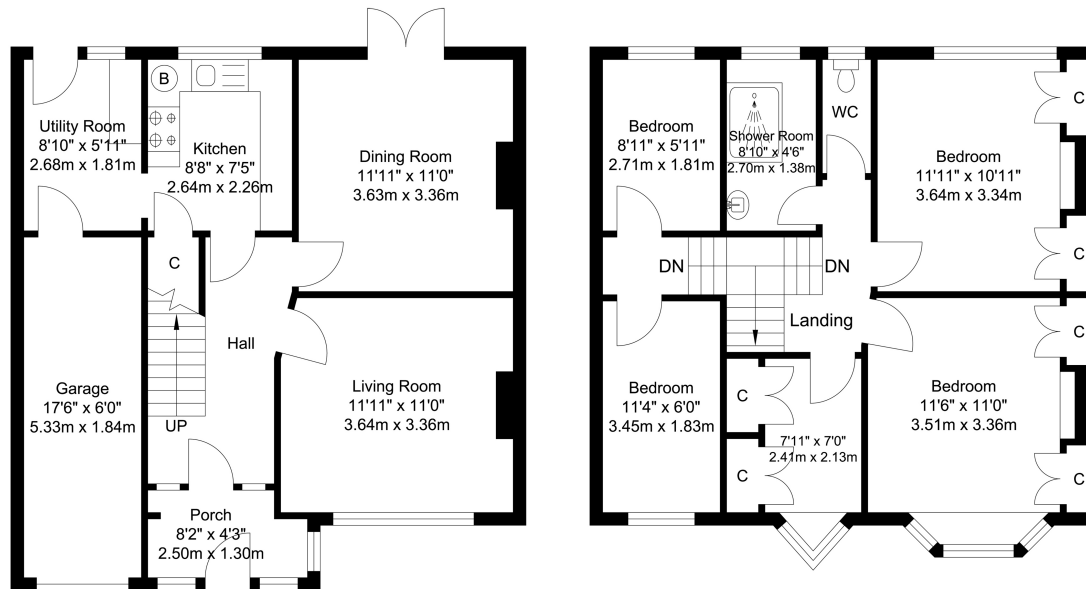
Information:

- Council Tax: Band E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		68	85
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
Approximate Floor Area
633.34 SQ.FT.
(58.84 SQ.M.)



First Floor
Approximate Floor Area
597.18 SQ.FT.
(55.48 SQ.M.)

TOTAL APPROX FLOOR AREA 1230.53 SQ. FT / 114.32 SQ. M
For Identification Purposes Only.

