



£600,000 Freehold



Percy Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well presented 3 bedroom Edwardian terraced house, maintained to a very high standard by the current owner. This property is 0.2 miles to Bexleyheath station and amenities, and comprises 2 reception rooms, luxury fitted kitchen/breakfast room, downstairs shower room, upstairs family bathroom, and garage with parking.

Further benefits include gas central heating, double glazing, 85ft (approx) south-facing garden, and potential to extend STPP. Simply a beautiful family home ready to move into.

Total Internal Area approx: 1,487.14 sq ft (138.16 sq m). EPC D63

FEATURES

- Edwardian terraced house
- 3 bedrooms
- 2 reception rooms
- Luxury kitchen
- Breakfast room
- Upstairs family bathroom
- 85ft (approx) south-facing rear garden
- Garage with parking
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Engineered wood flooring, original ceiling coving, picture rail, dado rail, original skirting board, radiator, understairs storage.

Living Room

4.72m x 4.37m (15' 6" x 14' 4") Engineered wood flooring, original ceiling coving, picture rail, original skirting board, original fireplace, radiator; double glazed windows with shutters.

Dining Room

3.69m x 3.29m (12' 1" x 10' 10") Engineered wood flooring, original ceiling coving, radiator, double glazed french doors.

Breakfast Room

2.67m x 2.60m (8' 9" x 8' 6") Ceramic tiled flooring; range of soft-closing wood wall and base units with quartz worktops and quartz upstands; quartz breakfast bar, extractor hood; space and connections for gas cooker; radiator, double glazed window with roller blind.

Kitchen

3.53m x 1.95m (11' 7" x 6' 5") Ceramic tiled flooring; range of soft-closing wood wall and base units with quartz worktops and quartz upstands; ceramic sink and drainer unit; integrated dishwasher; space and connections for washing machine; space and connections for dryer; space and connections for fridge/freezer; radiator, double glazed windows.

Shower Room

2.18m x 1.76m (7' 2" x 5' 9") Ceramic tiled flooring with underfloor heating; part-tiled walls; large shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

FIRST FLOOR

Landing

Carpeted, picture rail, dado rail; access to loft.

Bedroom

4.71m x 3.50m (15' 5" x 11' 6") Laminate flooring, original skirting board, fitted wardrobes, radiator; double glazed windows with shutters.

Bedroom

3.66m x 3.50m (12' 0" x 11' 6") Laminate flooring, original skirting board, radiator; double glazed window with shutters.

Bedroom

2.90m x 2.47m (9' 6" x 8' 1") Laminate flooring, original skirting board, radiator; double glazed window with shutters.

Family Bathroom

2.55m x 2.42m (8' 4" x 7' 11") Ceramic tiled flooring; bath with shower-mixer and thermostatic shower over; vanity unit with wash-hand basin; w/c, radiator, extractor fan; cupboard housing combination boiler; double glazed window with roller blind.

EXTERNAL

Front Garden

Patio; mature bushes.

Rear Garden

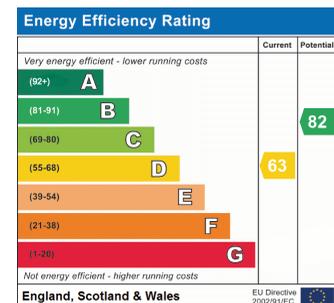
Approximately 85ft, south-facing; patio, lawn, outdoor tap; rear access.

Garage

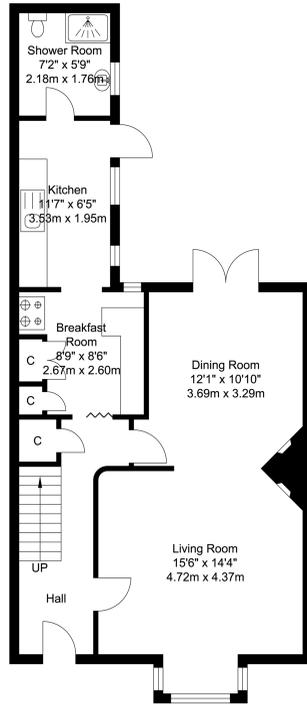
6.00m x 5.15m (19' 8" x 16' 11") Electrical power and lighting; electric up-and-over door; door to garden; window; access from rear.

Information:

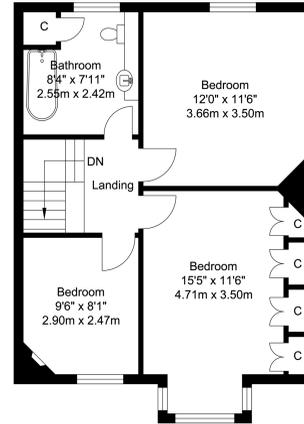
- Council Tax: Band D
- Planning permission granted for rear dormer extension - Planning Application Ref: 22/00440/LDCP



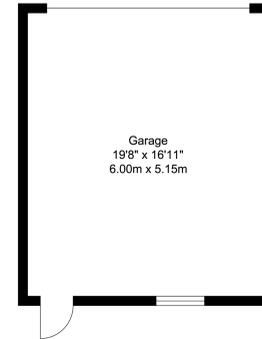
FLOORPLAN



Ground Floor
Approximate Floor Area
639.26 SQ.FT.
(59.39 SQ.M.)



First Floor
Approximate Floor Area
515.26 SQ.FT.
(47.87 SQ.M.)



Garage
Approximate Floor Area
332.60 SQ.FT.
(30.90 SQ.M.)

TOTAL APPROX FLOOR AREA 1487.14 SQ. FT / 138.16 SQ. M
For Identification Purposes Only.

