



Asking Price £650,000 Freehold



Lansdowne Avenue, Bexleyheath





## PROPERTY DESCRIPTION

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 DOUBLE bedrooms, living room, extended family room/dining area, large fitted kitchen, upstairs family bathroom, and ground floor shower room. Further benefits include double glazing, gas central heating, summerhouse, 55ft (approx) rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,482.62 sq ft (137.74 sq m) EPC D65.





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed; door leading to entrance hall.

#### Entrance Hall

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

#### Living Room

7.17m x 3.84m (23' 5" x 12' 7") Wood flooring, radiators; feature fireplace, double glazed bay windows; double glazed doors leading to dining room.

#### Dining / Family Room

4.99m x 3.50m (16' 4" x 11' 6") Wood flooring, underfloor heating, radiator, double glazed Velux windows; double glazed sliding doors leading to rear garden.

#### Kitchen

6.93m x 2.30m (22' 7" x 7' 7") Tiled flooring; range of wall and base units with complementary worktops and tiled splashback; composite sink and drainer with mixer tap; space and connections for rangemaster cooker; rangemaster extractor hood; space and connections for washing machine; space and connections for fridge/freezer; integrated dishwasher, double glazed windows; door leading to utility room.

#### Utility Room

3.00m x 1.84m (9' 10" x 6' 0") Wood flooring; space and connections for dryer; door leading to storage room.

#### Storage Room

Wood flooring; electric power and lighting; remote-controlled roller door.

#### Ground Floor Shower Room

2.40m x 1.22m (7' 10" x 4' 0") Tiled flooring, tiled walls; shower enclosure with rainfall attachment; vanity unit with wash-hand basin and mixer tap; w/c, heated towel-rail.

### First Floor

#### Landing

Carpeted; access to loft with pull-down ladder and light.

#### Bedroom

3.84m x 3.69m (12' 7" x 12' 1") Wood flooring, radiator, fitted wardrobes, double glazed bay windows.

#### Bedroom

3.69m x 3.19m (12' 1" x 10' 2") Wood flooring, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

4.30m x 2.80m (14' 1" x 9' 2") Wood flooring, radiator, double glazed windows.

### Bedroom

5.53m x 2.35m (18' 2" x 7' 9") Wood flooring, radiator, double glazed windows.

### Family Bathroom

3.11m x 1.80m (10' 2" x 5' 11") Tiled flooring, tiled walls; bath with shower-mixer; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed frosted window.

### External

#### Front Driveway

Off street parking for 2 cars; block-paved.

#### Rear Garden

Approximately 55ft; artificial lawn, decking area, outdoor powerpoint; access to summerhouse.

#### Summerhouse

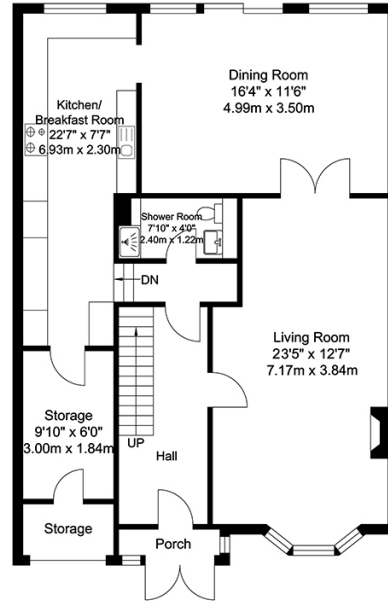
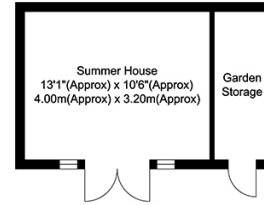
Wood flooring, underfloor heating; electrical power and lighting; windows, double doors; large storage cupboard.

### Information

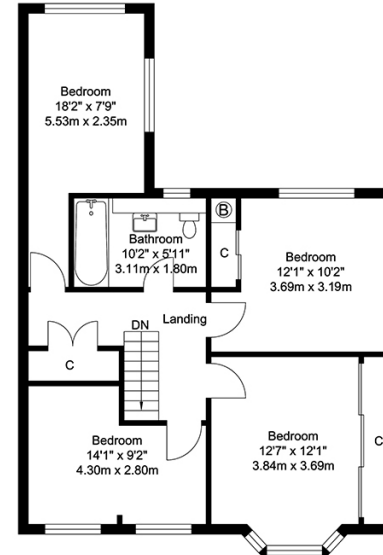
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.0 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.1 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.2 miles (approx) to Danson Park & Lake
- 1.2 miles (approx) to Broadway Shopping Centre
- 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		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
855.94 SQ.FT.  
(79.52 SQ.M.)



First Floor  
Approximate Floor Area  
626.67 SQ.FT.  
(58.22 SQ.M.)



TOTAL APPROX FLOOR AREA 1482.62 SQ. FT / 137.74 SQ. M  
For Identification Purposes Only.

