



£485,000 Freehold



Pickford Lane, Bexleyheath, Kent DA7 4RS



PROPERTY DESCRIPTION

GUIDE PRICE £485,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this well presented semi-detached house, close to schools, amenities, and transport links including Bexleyheath Station. This spacious property comprises 3 bedrooms, living room, fitted kitchen, family bathroom, and conservatory.

Further benefits include off street parking for 5 cars, double glazing, gas central heating, and approximately 40ft garden. Potential to extend STPP.

Total Internal Area approx: 964.23 sq ft (89.58 sq m). EPC Rating D66





ROOM DESCRIPTIONS

Ground Floor

Porch

Wood effect flooring, double glazed; door leading to entrance hall.

Entrance Hall

Wood-effect flooring, radiator; carpeted stairs leading to first floor.

Living Room

4.67m x 3.17m (15' 4" x 10' 5") Carpeted, radiator, double glazed; door leading to family/dining room.

Family / Dining Room

6.77m x 3.02m (22' 3" x 9' 11") Wood-effect flooring; space and connections for washing machine; space and connections for dryer; double glazed windows; double glazed doors leading to rear garden.

Kitchen

3.06m x 2.73m (10' 0" x 8' 11") Wood-effect flooring; range of soft-closing wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit; built-in oven; gas hob with stainless steel Neff extractor hood; space and connections for fridge/freezer; space and connections for dishwasher; double glazed windows.

Family Bathroom

2.02.m x 1.75m (6' 8" x 5' 9") Tiled flooring; panelled bath with mixer tap and thermostatic shower attachment; wall-hung vanity unit with wash-hand basin and mixer tap; w/c, radiator, double glazed frosted windows.

First Floor

Landing

Carpeted.

Bedroom

4.65m x 2.74m (15' 3" x 9' 0") Carpeted, radiator, fitted wardrobes, storage cupboard, double glazed windows.

Bedroom

3.75m x 3.17m (12' 4" x 10' 5") Carpeted, radiator, double glazed windows.

Bedroom

2.25m x 2.17m (7' 5" x 7' 1") Carpeted, radiator, double glazed windows.

External

Front Driveway

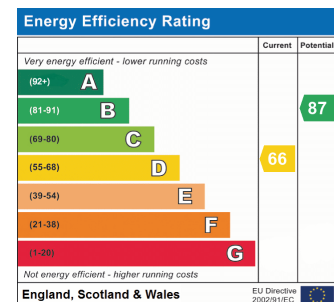
Off street parking for 5 cars.

Rear Garden

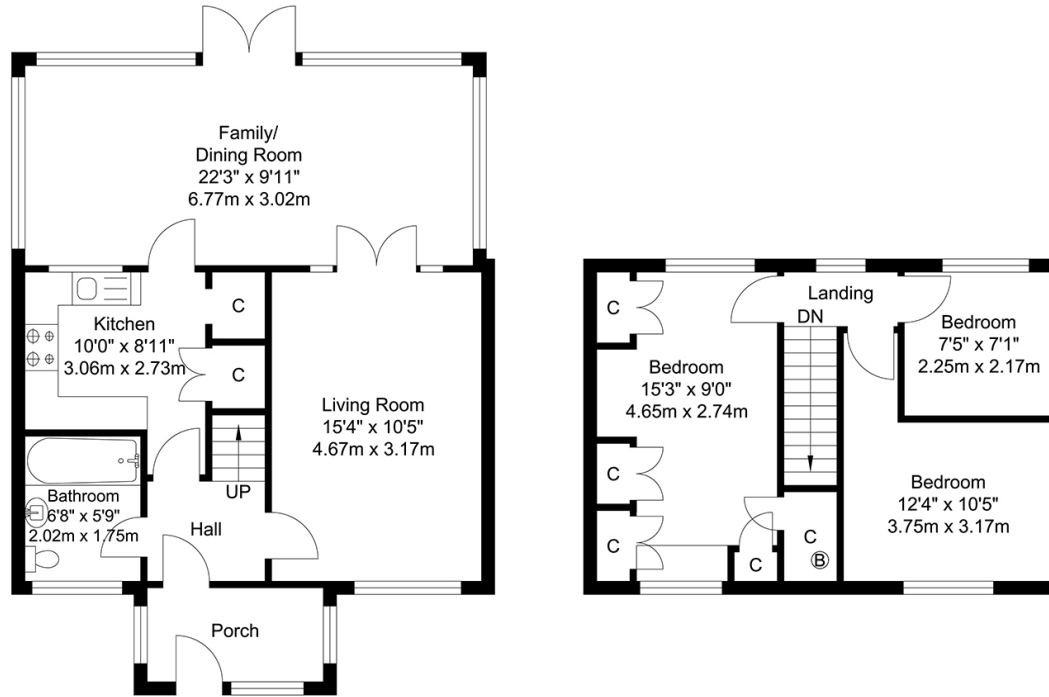
Approximately 40ft; patio area, decked area, lawn; mature bushes, shrubs and trees; outdoor tap, outdoor electrical power socket; 2 sheds.

Information

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



FLOORPLAN



Ground Floor
Approximate Floor Area
617.52 SQ.FT.
(57.37 SQ.M.)



First Floor
Approximate Floor Area
346.70 SQ.FT.
(32.21 SQ.M.)

TOTAL APPROX FLOOR AREA 964.23 SQ. FT / 89.58 SQ. M
For Identification Purposes Only.

