



Guide Price £425,000 Freehold



43 Birchington Close, Bexleyheath, Kent
DA7 5ED



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this spacious semi-detached house, situated on a quiet residential road close to Long Lane's amenities, Bexley's sought-after grammar schools, and transport links including Barnehurst Station, with access to Central London.

This property comprises 3 bedrooms, good-sized living room, dining area, fitted kitchen, and upstairs family bathroom. Further benefits include 300sq ft rear garden and garage-en-bloc.

Total Internal Area approx: 1,122.13 sq ft (104.25 sq m)





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled, double glazed.

Entrance Hall

Laminate flooring, ceiling coving, radiator.

Living Room

Leading to Dining Area; laminate flooring, ceiling coving, radiator; double glazed patio doors leading to Rear Garden.

Dining Area

Leading from Living Room; laminate flooring, ceiling coving, radiator.

Kitchen

Vinyl flooring, tiled walls, double glazed windows; range of wood wall and base units; composite sink and drainer unit with mixer tap; pantry cupboard; space and connections for gas cooker; space and connections for washing machine.

First Floor

Landing

Laminate flooring, storage cupboard; access to boarded and insulated loft with drop-down ladder and light.

Bedroom

Laminate flooring, ceiling coving, radiator, double glazed windows, storage cupboard.

Bedroom

Laminate flooring, ceiling coving, radiator, double glazed windows, fitted wardrobes.

Bedroom

Laminate flooring, ceiling coving, radiator, double glazed windows, storage cupboard.

Family Bathroom

Laminate tiled flooring, part-tiled walls, double glazed windows; bath with mixer tap and hand-held shower attachment; large shower enclosure; wash-hand basin with mixer tap; w/c, heated towel-rail.



Exterior

Rear Garden

Decking; range of mature trees and shrubs; shed with electrical power; rear access.

Front Garden

Lawn, mature shrubs.

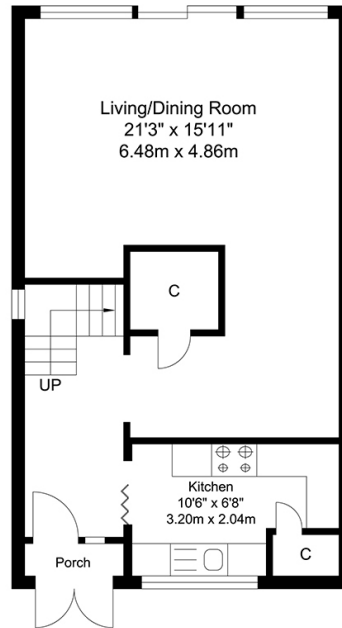
Garage-en-bloc

Up-and-over door.

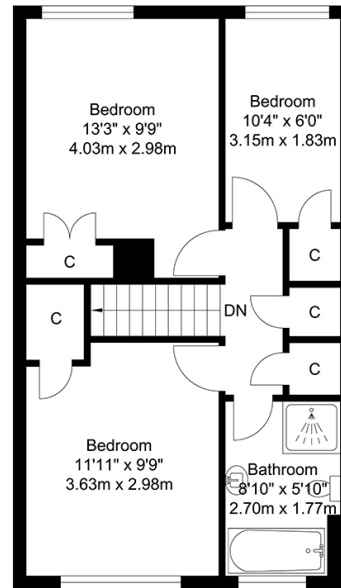
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.0 mile (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.1 miles (approx) to Burstled Wood
- 1.0 mile (approx) to Broadway shopping centre
- Council Tax: Band D

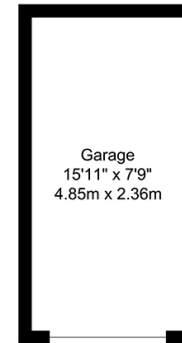
FLOORPLAN



Ground Floor
Approximate Floor Area
450.90 SQ.FT.
(41.89 SQ.M.)



First Floor
Approximate Floor Area
450.90 SQ.FT.
(41.89 SQ.M.)



Outbuilding
Approximate Floor Area
123.24 SQ.FT.
(11.45 SQ.M.)

TOTAL APPROX FLOOR AREA 1025.04 SQ. FT / 95.23 SQ. M
For Identification Purposes Only.

