



Guide Price £525,000 Freehold



41 Rowan Road, Bexleyheath, Kent DA7
4BN



PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this immaculate semi-detached chalet house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station. This spacious property comprises 3 bedrooms, fitted kitchen, large living room, dining room, and family bathroom.

Further benefits include double glazing, gas central heating, off street parking for 3 cars, garage, and approximately 50ft garden. Potential to extend STPP. Total Internal Area approx: 1,072.51 sq ft (99.64 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Front door with original stained glass panels either side; laminate flooring.

Living Room

Leading to dining room; laminate flooring, radiator, ceiling coving; double glazed dual-aspect windows.

Dining Room

Leading from living room; laminate flooring, ceiling coving; double glazed patio doors leading to rear garden.

Bedroom / Study

Laminate flooring, radiator, dual-aspect double glazed windows.

Kitchen

Laminate flooring, double glazed windows, vertical radiator; wood wall and base units with stone-effect worktops, tile upstand and tile splashback; composite 1½ bowl sink and drainer unit with mixer tap; fridge/freezer, NEFF oven, NEFF gas hob, extractor fan; wall-mounted combination boiler; double glazed patio door leading to rear garden.

Bathroom

Stone tile flooring, part-tiled walls, vertical radiator, double glazed windows; bath with mixer tap, separate shower over and screen; wash-hand basin with mixer tap; w/c.

First Floor

Landing

Carpeted; access to boarded and insulated loft with drop-down ladder and light.

Bedroom

Carpeted, double glazed bay window, fitted wardrobes, eaves storage cupboard.

Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes.

Exterior

Driveway

Off street parking for 3 cars to front and side.



Garage

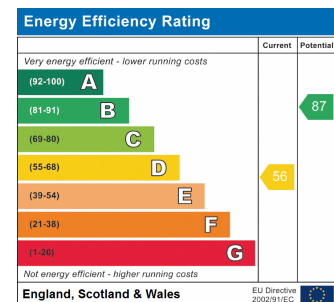
Electrical power, double glazed windows; double glazed door leading from rear garden.

Rear Garden

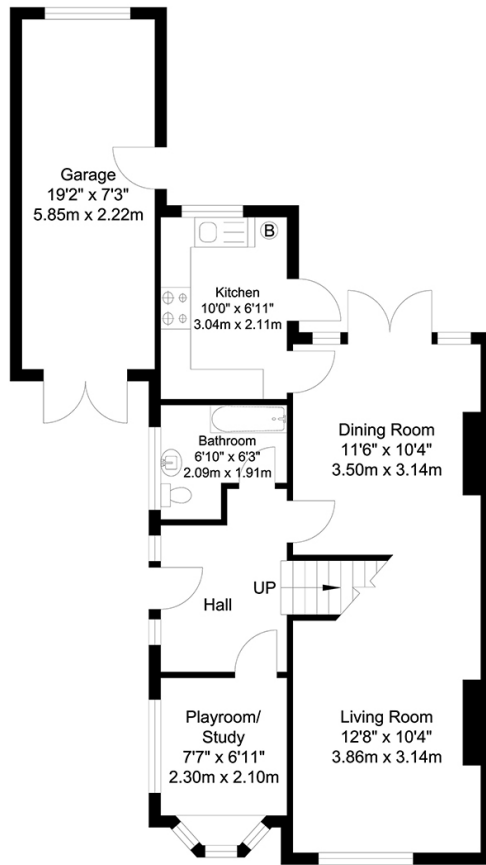
Approximately 50ft; decking, lawn, patio area.

Information

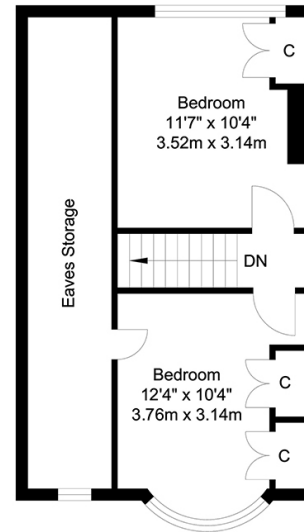
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Bexleyheath Station
- 0.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D



FLOORPLAN



Ground Floor
Approximate Floor Area
671.12 SQ.FT.
(62.35 SQ.M.)



First Floor
Approximate Floor Area
401.38 SQ.FT.
(37.29 SQ.M.)

TOTAL APPROX FLOOR AREA 1072.51 SQ. FT / 99.64 SQ. M
For Identification Purposes Only.

