



Offers Over £1,000,000 Freehold



35 Danson Road, South Bexleyheath,  
Kent DA6 8HA





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market, detached house overlooking Danson Park and Lake.

This spacious property comprises 5 DOUBLE bedrooms, through-lounge, fitted kitchen, conservatory, upstairs family bathroom, and downstairs cloakroom.

Further benefits include solar panels, 100ft (approx) landscaped rear garden, and off street parking for 3 cars. Total Internal Area approx: 1,826.74 sq ft (169.71 sq m). CHAIN FREE!

## FEATURES

- Detached house
- Overlooking Danson Park & Lake
- 5 DOUBLE bedrooms
- Off street parking for 3 cars
- Landscaped rear garden
- Close to Bexleyheath station
- Close to sought-after schools
- CHAIN FREE





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tile flooring, double glazed windows.

#### Entrance Hall

Hardwood flooring, ceiling coving, radiator.

#### Through-Lounge

Hardwood flooring, ceiling coving, double glazed bay window; fireplace with brick hearth.

#### Kitchen

Tiled flooring, double glazed dual-aspect windows; range of wood wall and base unit units with granite-effect worktops; stainless steel sink and drainer unit, with mixer and filter tap; gas cooker, large pantry; wall mounted combination boiler.

#### Conservatory

Leading from through-lounge; hardwood flooring, double glazed windows; electrical power.

#### Cloakroom

Tiled flooring, double glazed windows, ceiling coving, wash-hand basin, w/c, radiator.

### First Floor

#### Landing

Carpeted.

#### Master Bedroom

Hardwood flooring, double glazed bay window, ceiling coving, radiator.

#### Bedroom

Carpeted, double glazed bay window, fitted wardrobes, ceiling coving, radiator.

#### Bedroom

Carpeted, double glazed windows, ceiling coving, radiator.

#### Bedroom

Carpeted, double glazed bay window, ceiling coving, radiator.

#### Bedroom

Hardwood flooring, double glazed windows, ceiling coving, radiator.

### Family Bathroom

Tiled walls, vinyl-tiled flooring, double glazed windows; large shower enclosure; bath with shower-mixer; vanity wash-hand basin with mixer tap; w/c, heated towel-rail; storage cupboard housing hot water tank.

### Exterior

#### Front Driveway

Off street parking for 3 cars.

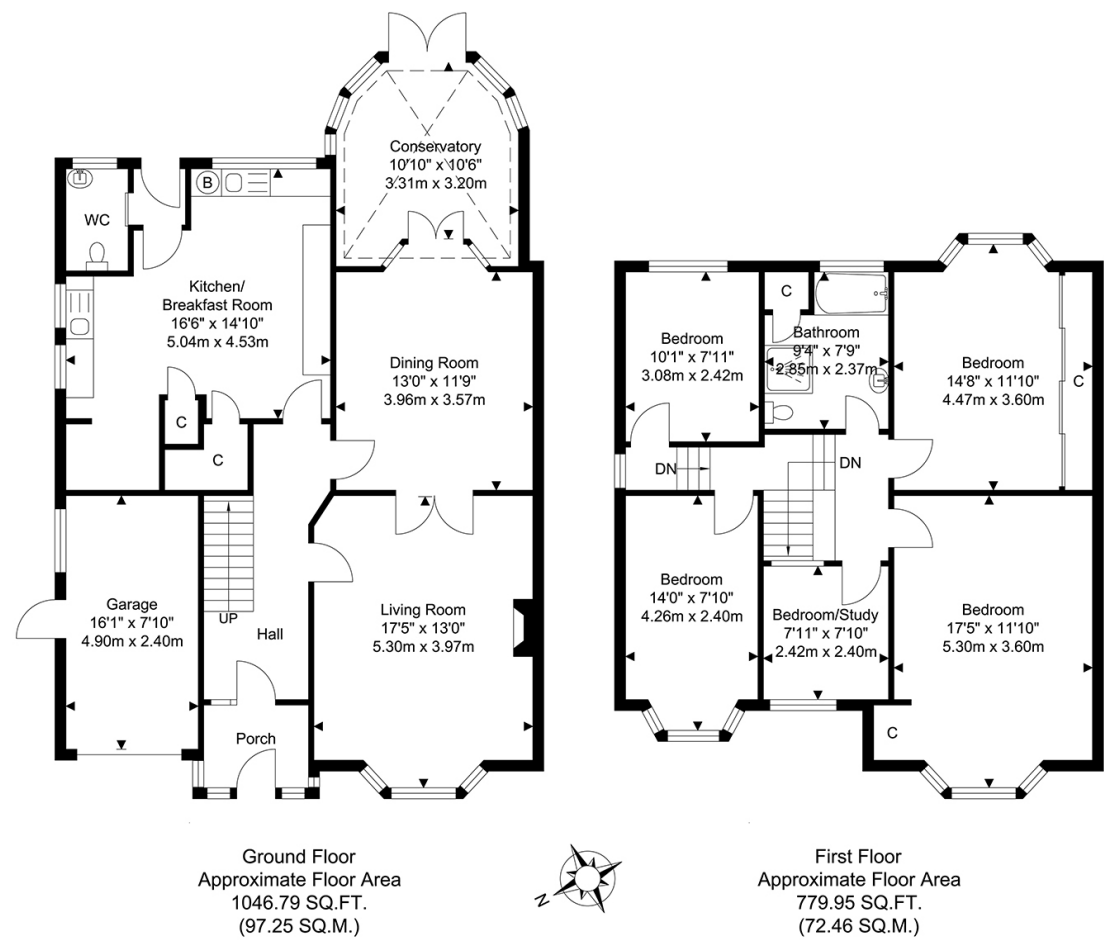
#### Rear Garden

Approximately 125ft; landscaped; large patio area, lawn; range of flowerbeds, shrubs, and mature trees; large garden shed; greenhouse.

### Information

- Solar panels
- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 50 metres (approx) to Danson Park and Lake
- 0.3 miles (approx) to Crook Log Leisure Centre and Swimming Pool
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band G

FLOORPLAN



TOTAL APPROX FLOOR AREA 1826.74 SQ. FT / 169.71 SQ. M  
For Identification Purposes Only.

