



£975,000

Bean Road, Bexleyheath, Kent, DA6 8HN

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Rare to the market, this beautifully presented 1920s Dutch barn style family home is located in one of the boroughs most prestigious roads, with Danson Park on your doorstep.

Arranged over two floors, this character house is perfect for family living and entertaining. The large living room features an inglenook fireplace, beams and oak wood floors, and is flooded with natural light creating a bright, airy feel. Large glass doors lead to a conservatory that overlooks the mature gardens.

Downstairs there is a further bright living room with bay window, original fireplace, panelling and oak flooring which has previously been used as a 4th bedroom. The country style kitchen features a butler sink, range oven and has ample space for a large dining table and chairs creating a practical and inviting family space. From the kitchen, a door leads to a separate utility room with access to the garden and downstairs tiled wet room with period style high level toilet and Victorian style shower.

Upstairs, there are three good sized double bedrooms, two with dual-aspect windows, and all with ample storage. Curved ceilings of this Dutch barn style home and picture rails add character throughout. The main bathroom features a freestanding roll top bath and traditional high level toilet.

Outside, you will find an impressive 140ft x 40ft mature garden, complete with a large heated swimming pool which features a concertina surround for all-year round use. The enchanting garden includes several seating areas among a wealth of shrubs, trees and flowers. At the rear, the large lawn has two large storage sheds, however this area could offer the ideal space for an annexe, subject to necessary planning consents. There is also a brick-built outbuilding with pitch roof which is perfect for a home office, gym or even a den for teenagers.

There is also option to extend further with planning permission granted in 2022.

Council Tax Band G.



TOTAL FLOOR AREA: 1779 sq.ft. (165.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	