



Guide Price £575,000 Freehold



Ashbourne Avenue, Bexleyheath, Kent DA7 5NT



## PROPERTY DESCRIPTION

GUIDE PRICE £575,000 - £600,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended J-type 1930s Feakes&Richards semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This stunning property comprises 3 bedrooms, incredible open-plan kitchen/dining/family room, additional living room, upstairs family bathroom, and downstairs cloakroom/utility. Further benefits include underfloor heating, double glazing, gas central heating, summerhouse, 80ft (approx) garden, and off street parking.

Total Internal Area approx: 1,272.07 sq ft (118.18 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Wood flooring, radiator, understairs cupboards, double glazed windows; carpeted stairs leading to first floor.

#### Living Room

3.63m x 3.30m (11' 11" x 10' 10") Carpeted, radiator; double glazed windows with shutters.

#### Family Room

Porcelain tiled flooring with underfloor heating; opening into Kitchen/Dining room.

#### Kitchen / Dining Room

6.61m x 5.76m (21' 8" x 18' 11") Stone tiled flooring with underfloor heating; range of soft-closing gloss wall and base units with complimentary worktops and tiled splashback; fitted gas hob, fitted stainless steel extractor hood, fitted oven/grill; sink and drainer unit with mixer tap; integrated dishwasher, integrated fridge, integrated freezer, double glazed windows; 2 double glazed Velux windows; double glazed bi-fold doors.

#### Cloakroom / Utility

Stone tiled flooring with underfloor heating; vanity unit with wash-hand basin; w/c; space and connections for washing machine; double glazed frosted window.

### First Floor

#### Landing

Carpeted, double glazed windows; access to loft.

#### Bedroom

3.56m x 3.30m (11' 8" x 10' 10") Wood flooring, radiator; double glazed bay windows with shutters.

#### Bedroom

3.38m x 3.36m (11' 1" x 11' 0") Wood flooring, radiator; double glazed bay windows with shutters.

#### Bedroom

2.41m x 2.12m (7' 11" x 6' 11") Wood flooring, radiator; double glazed bay windows with shutters.



#### Family Bathroom

2.63m x 2.26m (8' 8" x 7' 5") Stone tiled flooring, tiled walls; panelled bath with mixer tap and rainfall shower; wall-hung vanity unit with wash-hand basin; w/c, heated towel-rail, radiator, double glazed frosted windows with shutters.

### External

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 80ft; paved, mainly laid to lawn; mature trees, bushes and shrubs; shed; summerhouse.

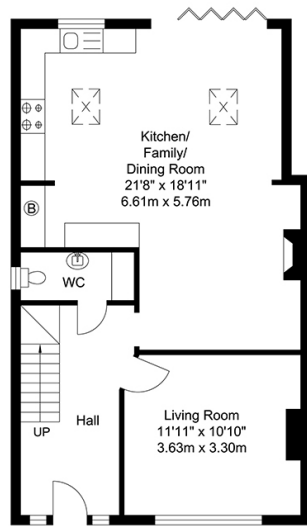
#### Summerhouse

4.77m x 3.78m (15' 8" x 12' 5") Electrical power and lightning; windows.

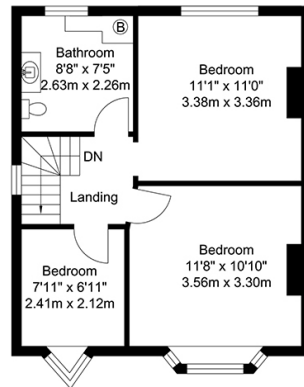
#### Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.8 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.2 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.3 miles (approx) to Danson Park & Lake
- 1.3 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

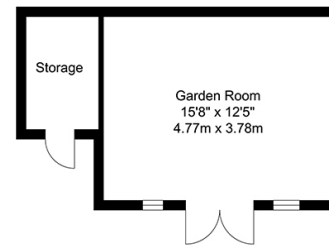
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
607.08 SQ.FT.  
( 56.40 SQ.M.)



First Floor  
Approximate Floor Area  
430.66 SQ.FT.  
( 40.01 SQ.M.)



Outbuilding  
Approximate Floor Area  
234.33 SQ.FT.  
( 21.77 SQ.M.)

TOTAL APPROX FLOOR AREA 1272.07 SQ. FT / 118.18 SQ. M  
For Identification Purposes Only.

