



Asking Price £635,000 Freehold



Long Lane, Bexleyheath DA7 5AZ



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this newly refurbished semi-detached chalet house, situated on a corner plot in a popular residential road close to schools, amenities, and transportation links, including Bexleyheath station. This spacious property comprises 4 bedrooms, fitted kitchen, large living room, dining room, conservatory, and 2 family bathrooms.

Further benefits include double garage, off street parking for 2 cars, and approximately 60ft south-west facing garden. Total Internal Area approx: 1,489.51 sq ft (138.38 sq m). Planning consent for a single storey rear extension.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Wood flooring, radiator, double glazed windows.

#### Living Room

Leading from Dining Room; wood flooring, radiator, double glazed windows; cast-iron fireplace with stone surround and stone hearth.

#### Dining Room

Leading to Living Room; wood flooring, radiator; fireplace with granite hearth and oak mantle; fitted cupboards; double glazed french doors leading to conservatory.

#### Conservatory

Vinyl flooring, double glazed windows; double glazed patio door leading to Rear Garden.

#### Kitchen

Vinyl flooring, double glazed windows; range of wood wall and base units with granite-effect worktops and stainless steel splashback; space and connections for gas cooker; space and plumbing for dishwasher; space and plumbing for washing machine; space for fridge/freezer; double glazed door leading to Conservatory.

#### Bathroom

Underfloor heating; fully tiled, double glazed windows; corner-bath with mixer tap, concealed hand-held and rainfall shower attachments; vanity wash-hand basin with mixer tap; w/c, extractor fan.

#### Bedroom / Study

Carpeted, radiator, double glazed windows.

### First Floor

#### Landing

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

#### Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes, ceiling fan.

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#### Bathroom / Utility Room

Vinyl flooring, part-tiled walls, double glazed windows; large shower enclosure with both concealed hand-held and rainfall attachments; composite vanity wash-hand basin with mixer tap; w/c, heated towel-rail; wall-mounted combination boiler; space and connections for washing machine.

### Exterior

#### Front Garden

Approximately 350 sq ft (at widest points: 35ft x 20ft); hedge, lawn, shrubs.

#### Rear Garden

Approximately 60ft, south-west facing; landscaped with decking, lawn, mature trees, shrubs; 2 storage sheds; access to Garage and Driveway.

#### Driveway

Gated off street parking for 2 cars; to side.

#### Double Garage

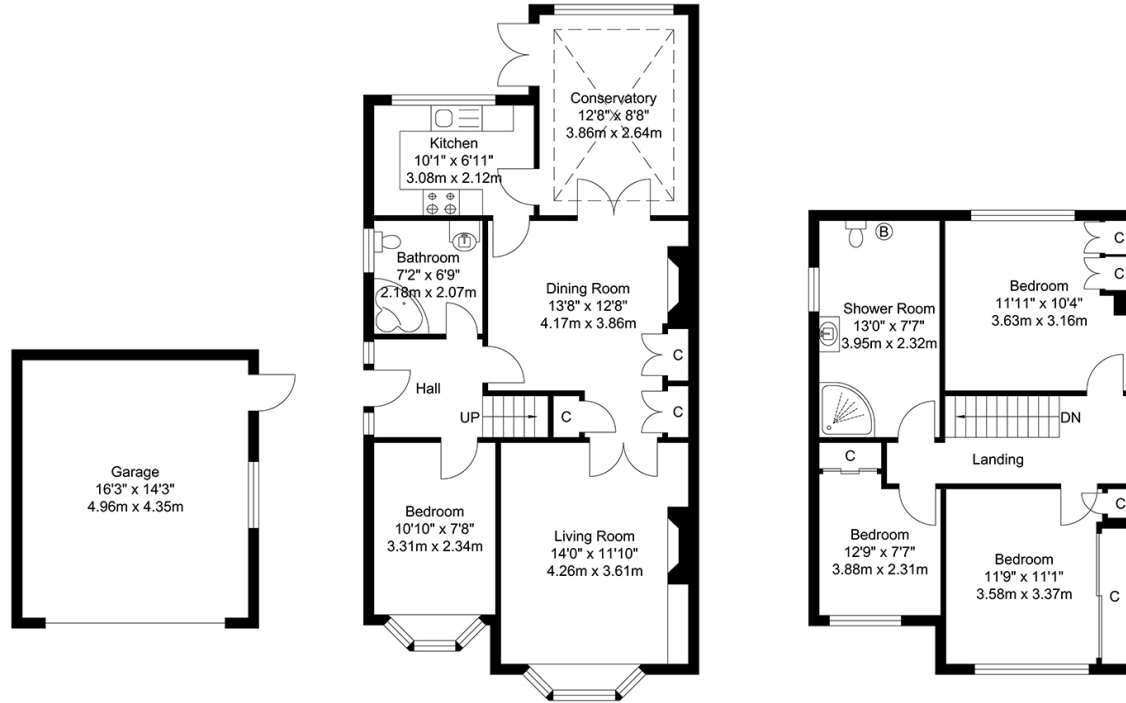
Electrical power; up-and-over door.

#### 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)
- 0.7 miles (approx) to Bexleyheath Station (direct to 5 London

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN



Garage  
Approximate Floor Area  
232.28 SQ.FT.  
(21.58 SQ.M.)

Ground Floor  
Approximate Floor Area  
745.07 SQ.FT.  
(69.22 SQ.M.)

First Floor  
Approximate Floor Area  
545.51 SQ.FT.  
(50.68 SQ.M.)

TOTAL APPROX FLOOR AREA 1522.87 SQ.FT. (141.48 SQ. M.)  
For Identification Purposes Only.

