

RE/MAX
SELECT

£450,000 Freehold



Long Lane, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached house, close to schools, amenities, and transport links including Bexleyheath and Barnehurst stations. This property comprises 3 bedrooms, large living room, family room, fitted kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, garage, 60ft (approx) south-west-facing rear garden, and off street parking for 2 cars. CHAIN FREE!

Total Internal Area approx: 1,032.47 sq ft (95.92 sq m). EPC C69.





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring; radiator with cover; understairs cupboard.

Living Room

4.82m x 3.45m (15' 10" x 11' 4") Carpeted, ceiling coving, radiator, double glazed windows.

Family Room

4.84m x 2.70m (15' 11" x 8' 10") Laminate flooring, ceiling coving, radiator, uPVC double glazed patio door.

Kitchen

3.00m x 2.13m (9' 10" x 7' 0") Tiled flooring, tiled walls; range of wood wall and base units with granite-effect worktops; fitted gas hob, extractor hood, fitted oven/grill; stainless steel sink and drainer unit; space and connections for fridge/freezer; space and connections for washing machine; pantry cupboard; double glazed window with roller blind.

Family Bathroom

3m x 1.65m (9' 10" x 5' 5") Tiled flooring, tiled walls; bath with shower-mixer and separate thermostatic shower over; vanity unit with wash-hand basin; w/c, wall-mounted vanity unit, radiator; large airing cupboard; double glazed window with roller blind.

FIRST FLOOR

Landing

Carpeted; access to loft.

Bedroom

4.87m x 3.02m (16' 0" x 9' 11") Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

4.50m x 2.25m (14' 9" x 7' 5") Carpeted, ceiling coving, radiator, storage cupboard, dual-aspect double glazed windows.

Bedroom

2.62m x 2.50m (8' 7" x 8' 2") Carpeted, ceiling coving, radiator, double glazed windows.

EXTERNAL

Front Garden

Off street parking for 2 cars; mature flowerbeds.

Rear Garden

Approximately 60ft, south-west facing; patio, lawn, outdoor tap.

Garage

2.98m x 2.44m (9' 9" x 8' 0") Electrical power and lighting; hinged doors.

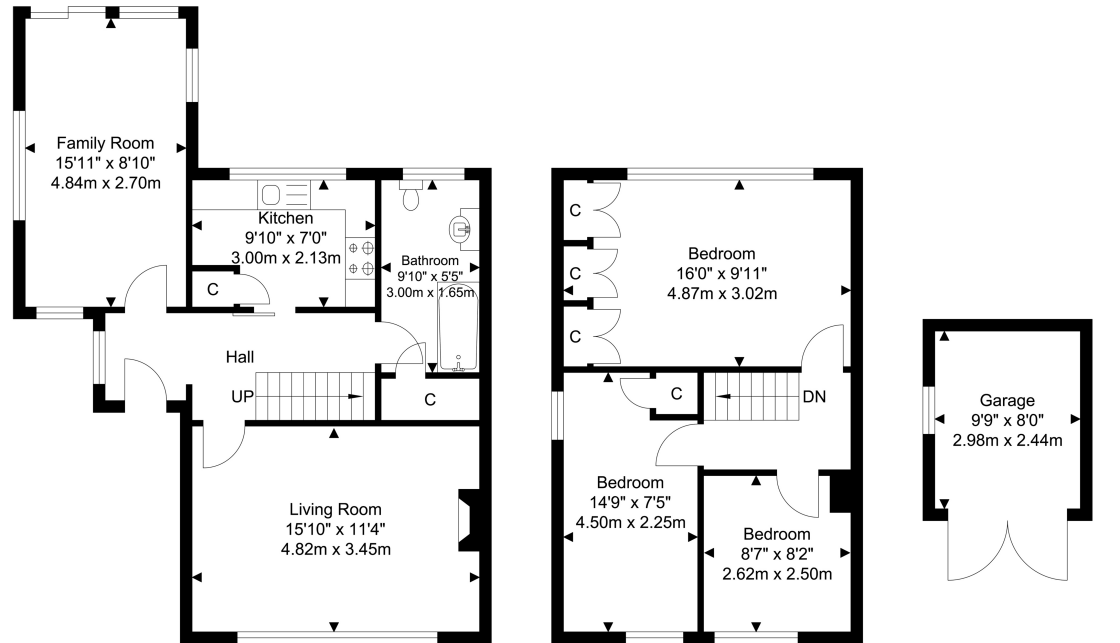
Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 0.8 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.1 miles (approx) to Danson Park & Lake
- 0.6 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	85
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



Ground Floor
 Approximate Floor Area
 560.90 SQ.FT.
 (52.11 SQ.M.)

First Floor
 Approximate Floor Area
 393.31 SQ.FT.
 (36.54 SQ.M.)

Garage
 Approximate Floor Area
 78.25 SQ.FT.
 (7.27 SQ.M.)

TOTAL APPROX FLOOR AREA 1032.47 SQ. FT / 95.92 SQ. M
 For Identification Purposes Only.

