



Guide Price £550,000 Freehold



Marlborough Road, Bexleyheath



PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 • RE/MAX SELECT are delighted to offer for sale this well-presented extended 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This property comprises 3 bedrooms, large through-lounge, large kitchen/breakfast room, and upstairs family bathroom. Further benefits include double glazing, gas central heating, integral garage, 65ft garden (approx), and off street parking for 2 cars.

Total Internal Area approx: 1,201.25. sq ft (111.60 sq m).

FEATURES

- Well presented semi-detached house
- 3 bedrooms
- Large through-lounge
- Large kitchen / breakfast room
- Upstairs family bathroom
- Integral garage
- Off street parking for 2 cars
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Carpeted, ceiling coving; radiator with cover; understairs cupboards; double glazed window.

Living Room / Dining Room

7.82m x 3.92m (25' 8" x 12' 10") Carpeted, ceiling coving; 2 radiators with covers; gas fireplace; double glazed windows with venetian blinds; uPVC double glazed french doors.

Kitchen / Breakfast Room

5.15m x 4.50m (16' 11" x 14' 9") Tiled flooring; range of wood wall and base units with granite-effect worktops, tiled splashback, and plinth lighting; stainless steel sink and drainer unit; fitted 5-ring gas hob, stainless steel extractor hood, fitted oven/grill, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, radiator; double glazed uPVC windows; door to rear.

Integral Garage

5.10m x 2.00m (16' 9" x 6' 7") Electrical power and lighting; up-and-over door.

FIRST FLOOR

Landing

Carpeted; double glazed window with venetian blind; access to loft.

Bedroom

4.45m x 3.60m (14' 7" x 11' 10") Carpeted; ceiling coving; radiator with cover; fitted wardrobes; double glazed windows with venetian blinds.

Bedroom

3.64m x 3.49m (11' 11" x 11' 5") Carpeted; radiator with cover; fitted wardrobes; cupboard housing combination boiler; double glazed windows with venetian blinds.

Bedroom

2.67m x 2.11m (8' 9" x 6' 11") Carpeted, ceiling coving, radiator; double glazed window with venetian blind.

Family Bathroom

2.10m x 1.80m (6' 11" x 5' 11") Laminate flooring, tiled walls; large corner-bath with shower-mixer; wash-hand basin, w/c, heated towel-rail, extractor fan; double glazed windows with venetian blind.

EXTERNAL

Front Driveway

Off street parking for 2 cars; outdoor lighting, flowerbeds.

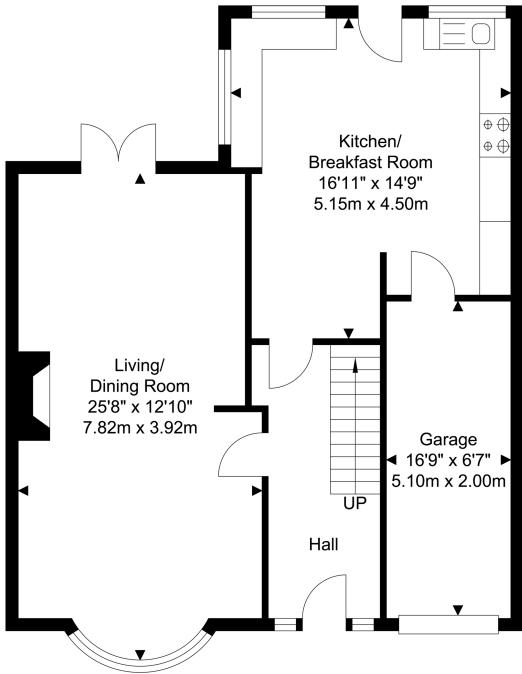
Rear Garden

Approximately 65ft; patio, artificial lawn, outdoor tap, outdoor lighting, mature flowerbeds.

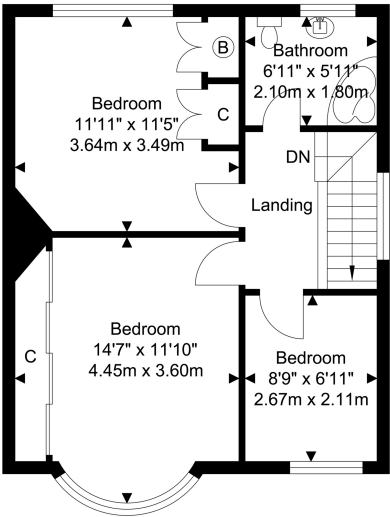
Information:

- 0.5 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.4 miles (approx) to Danson Park & Lake
- 0.4 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

FLOORPLAN



Ground Floor
Approximate Floor Area
741.95 SQ.FT.
(68.93 SQ.M.)



First Floor
Approximate Floor Area
459.29 SQ.FT.
(42.67 SQ.M.)

TOTAL APPROX FLOOR AREA 1201.25 SQ. FT / 111.60 SQ. M
For Identification Purposes Only.

