



Offers Over £425,000 Freehold



Rowan Road, Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this Victorian end-of-terrace house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station.

This spacious property comprises 3 DOUBLE bedrooms, fitted kitchen, living room, dining room, and family bathroom. Further benefits include double glazing, gas central heating, large detached garage, and approximately 30ft south-facing rear garden.

Total Area Internal approx: 1,120.30 sq ft (104.08 sq m). EPC D63. CHAIN FREE!

## FEATURES

- Victorian end-of-terrace house
- 3 double bedrooms
- 2 reception rooms
- Fitted kitchen
- Family bathroom
- 30ft (approx) south-facing rear garden
- Garage with parking
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Laminate flooring, radiator.

#### Living Room

3.43m x 3.12m (11' 3" x 10' 3") Laminate flooring, 2 radiators; double glazed windows with venetian blinds.

#### Dining Room

4.17m x 3.40m (13' 8" x 11' 2") Laminate flooring, radiator, understairs storage; double glazed windows with venetian blind.

#### Kitchen

3.04m x 2.50m (10' 0" x 8' 2") Laminate flooring, ceiling coving; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink, fitted oven, electric hob, extractor hood, integrated fridge/freezer; cupboard housing boiler; space and connections for washing machine; double glazed windows with venetian blind.

#### Lobby

Tiled flooring, airing cupboard; double glazed door to garden; space and connections for dryer.

#### Family Bathroom

2.55m x 2.50m (8' 4" x 8' 2") Tiled flooring, tiled walls, bath; shower enclosure with thermostatic shower; wash-hand basin, w/c; wall-mounted vanity unit; column-style heated towel-rail; extractor fan, double glazed windows.

### FIRST FLOOR

#### Landing

Laminate flooring; access to insulated and part-boarded loft with pull-down ladder and light.

#### Bedroom

4.18m x 3.45m (13' 9" x 11' 4") Laminate flooring, ceiling coving; radiator with cover; double glazed windows with roller blinds.

#### Bedroom

3.41m x 3.23m (11' 2" x 10' 7") Laminate flooring, radiator, fitted wardrobe; double glazed windows with venetian blind.

#### Bedroom

3.06m x 2.56m (10' 0" x 8' 5") Laminate flooring, radiator; double glazed windows with venetian blind.

### EXTERNAL

#### Front Garden

Paved and walled; magnolia tree.

#### Rear Garden

South-facing; approximately 30ft courtyard-style garden with patio area, outdoor tap, mature tree, and shrub borders.

#### Garage

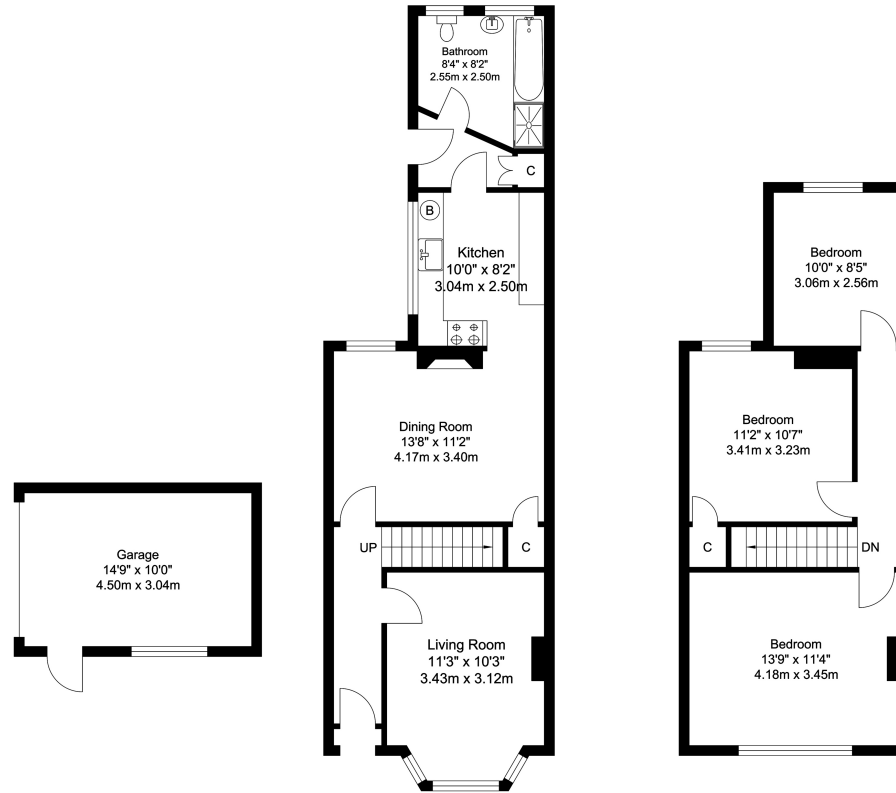
4.50m x 3.04m (14' 9" x 10' 0") Electrical power and lighting; roller door.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Broadway Shopping Centre
- Permit parking £132.50 per annum
- Council Tax Band D

| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (92+)  | <b>A</b> |         |           |
| (81-91)  | <b>B</b> |         | 86        |
| (69-80)  | <b>C</b> |         |           |
| (55-68)  | <b>D</b> | 63      |           |
| (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



TOTAL APPROX FLOOR AREA 1120.30 SQ. FT / 104.08 SQ. M  
For Identification Purposes Only.

