



Offers Over £550,000 Freehold



Townley Road, South Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended semi-detached chalet bungalow, close to schools including Townley Grammar, various amenities including Bexleyheath Broadway, and transport links including A2/M25.

The property comprises 4 bedrooms, upstairs family bathroom, downstairs cloakroom, large living room/dining room, large fitted kitchen/family/breakfast room, off street parking for 2 cars, and approximately 90ft rear garden. Further benefits include garage, double glazing, and gas central heating. CHAIN FREE!

Total Internal Area approx: 1,512.11 sq ft (140.48 sq m) EPC E50

## FEATURES

- Semi-detached chalet bungalow
- 4 bedrooms
- Living room / dining room
- Kitchen / family / breakfast room
- Downstairs cloakroom
- Upstairs family bathroom
- Off street parking for 2 cars
- 90ft (approx) rear garden
- Garage
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Laminate flooring, double glazed windows.

#### Entrance Hall

Laminate flooring; radiator with cover; fitted storage cupboards.

#### Living Room / Dining Room

8.17m x 3.30m (26' 10" x 10' 10") Wood flooring, dado rail; 2 gas fireplaces with decorative surrounds; 2 radiators, double glazed windows.

#### Kitchen / Dining / Family Room

8.41m x 3.20m (27' 7" x 10' 6") Wood flooring; range of wood wall and base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; fitted oven, fitted electric hob, extractor hood; wall-mounted combination boiler; 3 radiators, double glazed windows, double glazed patio doors; space and connections for washing machine; space and connections for fridge/freezer.

#### Bedroom

4.36m x 3.35m (14' 4" x 11' 0") Wood flooring, radiator, double glazed windows

#### Bedroom

3.67m x 3.65m (12' 0" x 12' 0") Wood flooring, dado rail, fitted cupboards, radiator, double glazed windows.

#### Downstairs Cloakroom

Laminate flooring, wash-hand basin, w/c, understairs storage.

### First Floor

#### Landing

Carpeted, double glazed windows.

#### Bedroom

4.20m x 2.90m (13' 9" x 9' 6") Laminate flooring, radiator, double glazed Velux window.

#### Bedroom

5.88m x 2.61m (19' 3" x 8' 7") Laminate flooring, radiator, double glazed windows.

### Family Bathroom

2.90m x 1.81m (9' 6" x 5' 11") Tiled flooring, tiled walls; bath with mixer tap and thermostatic shower over; wash-hand basin, w/c, radiator, double glazed windows.

### External

#### Garage

4.07m x 1.96m (13' 4" x 6' 5") Electrical power and lighting.

#### Front Driveway

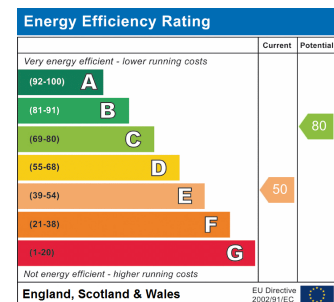
Off street parking for 2 cars; flowerbeds.

#### Rear Garden

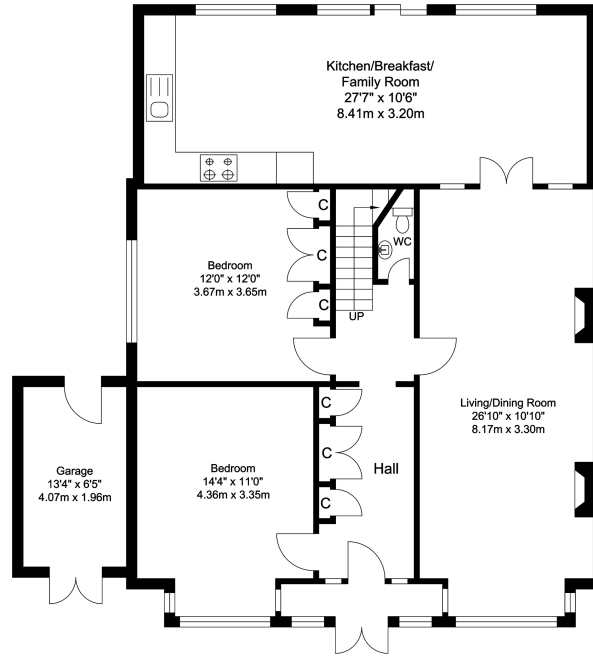
Approximately 90ft; lawn, mature shrubs, bushes, outdoor tap; shed.

### Information:

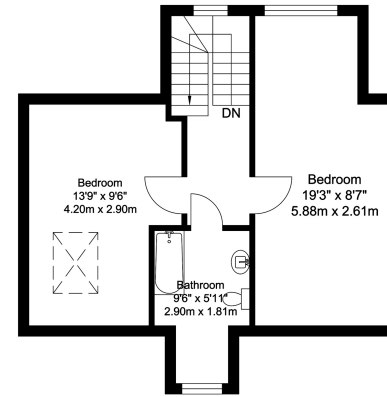
- Council Tax: Band E



# FLOORPLAN



Ground Floor  
 Approximate Floor Area  
 1124.39 SQ.FT.  
 (104.46 SQ.M.)



First Floor  
 Approximate Floor Area  
 387.71 SQ.FT.  
 (36.02 SQ.M.)

TOTAL APPROX FLOOR AREA 1512.11 SQ. FT / 140.48 SQ. M

For Identification Purposes Only.

