



Asking Price £630,000 Freehold



Stapleton Road, Bexleyheath, Kent DA7 5QF



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 1930s Feakes&Richards semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This property comprises 4 double bedrooms, living room/dining room, good size recently refurbished fitted kitchen, upstairs family bathroom, and ground floor cloakroom. Further benefits include off street parking for 2 cars, utility room, study/bedroom, 55ft (approx) garden, double glazing, and gas central heating.

Total Internal Area approx: 1,425.03 sq ft (132.39 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed, double doors leading to hallway.

#### Entrance Hall

Tiled flooring, understairs storage cupboards, radiator; carpeted stairs leading to first floor.

#### Living Room / Dining Room

8.17m x 3.60m (26' 10" x 11' 10") Solid wood flooring, radiators, double glazed bay windows; double glazed french doors leading to rear garden.

#### Kitchen / Breakfast Room

4.67m x 2.64m (15' 4" x 8' 8") Tiled flooring, part-tiled walls; range of soft-closing wall and base units with complementary worktops; fitted gas hob with stainless steel extractor hood; fitted electric oven/microwave; sink and drainer unit with mixer tap; integrated dishwasher; space and connections for American-style fridge/freezer; double glazed windows.

#### Utility Room

1.81m x 1.53m (5' 11" x 5' 0") Tiled flooring, wall-mounted boiler; space and connections for washing machine; door leading to rear garden.

#### Cloakroom

Tiled flooring, part-tiled walls; vanity unit with wash-hand basin; w/c, double glazed window.

#### Bedroom / Study

5.28m x 2.08m (17' 4" x 6' 10") Wood flooring, radiator, double glazed windows.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

4.35m x 3.50m (14' 3" x 11' 6") Carpeted, radiator, double glazed bay windows.

#### Bedroom

3.74m x 3.30m (12' 3" x 10' 10") Carpeted, radiator, double glazed windows.



#### Bedroom

4.52m x 2.97m (14' 10" x 9' 9") Carpeted, radiator, double glazed windows.

#### Bedroom

5.42m x 2.11m (17' 9" x 6' 11") Carpeted, radiator, double glazed windows.

#### Family Bathroom

2.67m x 2.32m (8' 9" x 7' 7") Tiled flooring, tiled walls; freestanding oval bath with shower-mixer; walk-in shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed frosted windows.

### External

#### Front Driveway

Off street parking for 2 cars, block-paved; mature bushes and trees.

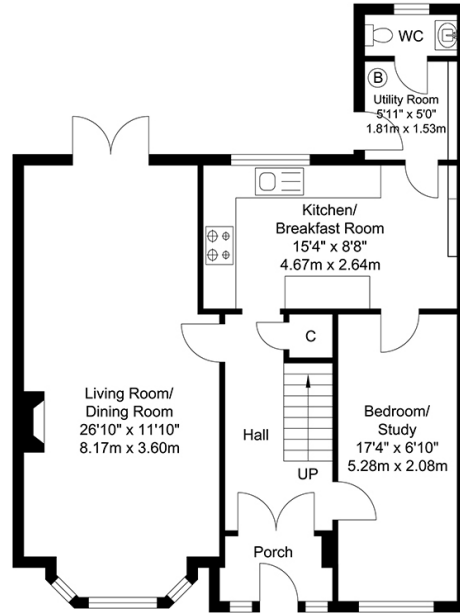
#### Rear Garden

Approximately 55ft; paved, mainly laid to lawn; shed.

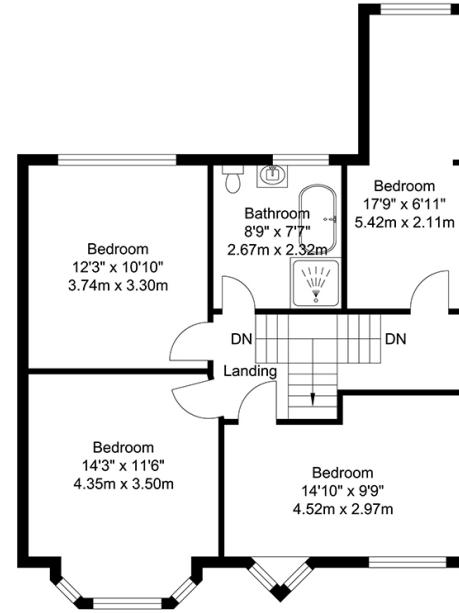
#### Information

- Close to sought-after schools incl grammar schools
- Easy access to A2 / M25
- 0.9 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.2 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- 1.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
730.11 SQ.FT.  
(67.83 SQ.M.)



First Floor  
Approximate Floor Area  
694.91 SQ.FT.  
(64.56 SQ.M.)



TOTAL APPROX FLOOR AREA 1425.03 SQ. FT / 132.39 SQ. M  
For Identification Purposes Only.

