



Guide Price £600,000 Freehold



Sunland Avenue, South Bexleyheath





## PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £625,000 • RE/MAX SELECT are delighted to offer for sale this extended end-of-terrace house close to transport links, schools, and amenities, including Bexleyheath Station, Bexleyheath Broadway, and Danson Park. This property comprises 4 bedrooms, large open-plan kitchen/diner, separate reception room, study/conservatory, downstairs cloakroom, and upstairs family bathroom. Further benefits include gas central heating, double glazing, garden room; 90ft (approx) beautifully maintained and tiered rear garden; and off street parking for 3 cars.

Total Internal Area approx: 123.81 sq m (1,322.68 sq ft)





## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Wood Flooring; carpeted stairs leading to first floor.

#### Living Room

5.85m x 4.00m (19' 2" x 13' 1") Laminate flooring, radiator, double glazed patio doors, double glazed windows.

#### Open-Plan Kitchen / Dining Room

6.84m x 3.95m (22' 5" x 13' 0") Wood flooring; range of soft-closing wall and base units with complementary worktops and tiled splashback; sink with mixer tap; fitted electric hob, built-in oven/grill, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, radiator, double glazed windows; opening to conservatory.

#### Conservatory

4.00m x 2.16m (13' 1" x 7' 1") Wood flooring, radiator; space and connections for washing machine; space and connections for dryer; double glazed patio doors to rear.

#### Cloakroom

Wash-hand basin, w/c.

### First Floor

#### Landing

Carpeted.

#### Bedroom

4.17m x 3.09m (13' 8" x 10' 2") Carpeted, radiator, storage cupboard, double glazed windows.

#### Bedroom

3.33m x 3.00m (10' 11" x 9' 10") Carpeted, radiator, built-in wardrobes, double glazed windows.

#### Bedroom

3.98m x 2.47m (13' 1" x 8' 1") Carpeted, radiator, double glazed windows.

#### Bedroom

2.67m x 1.66m (8' 9" x 5' 5") Carpeted, radiator, double glazed windows.

#### Family Bathroom

2.58m x 7.9m (8' 6" x 7' 9") Tiled flooring, tiled walls; panelled bath with shower-mixer; vanity unit with wash-hand basin and mixer tap; w/c, double glazed frosted windows.

### External

#### Front Driveway

Off street parking; block-paved.

#### Rear Garden

Approximately 90ft; artificial lawn; flowerbeds, mature trees and shrubs.

#### Garden Room / Studio

Carpeted, windows, double doors.

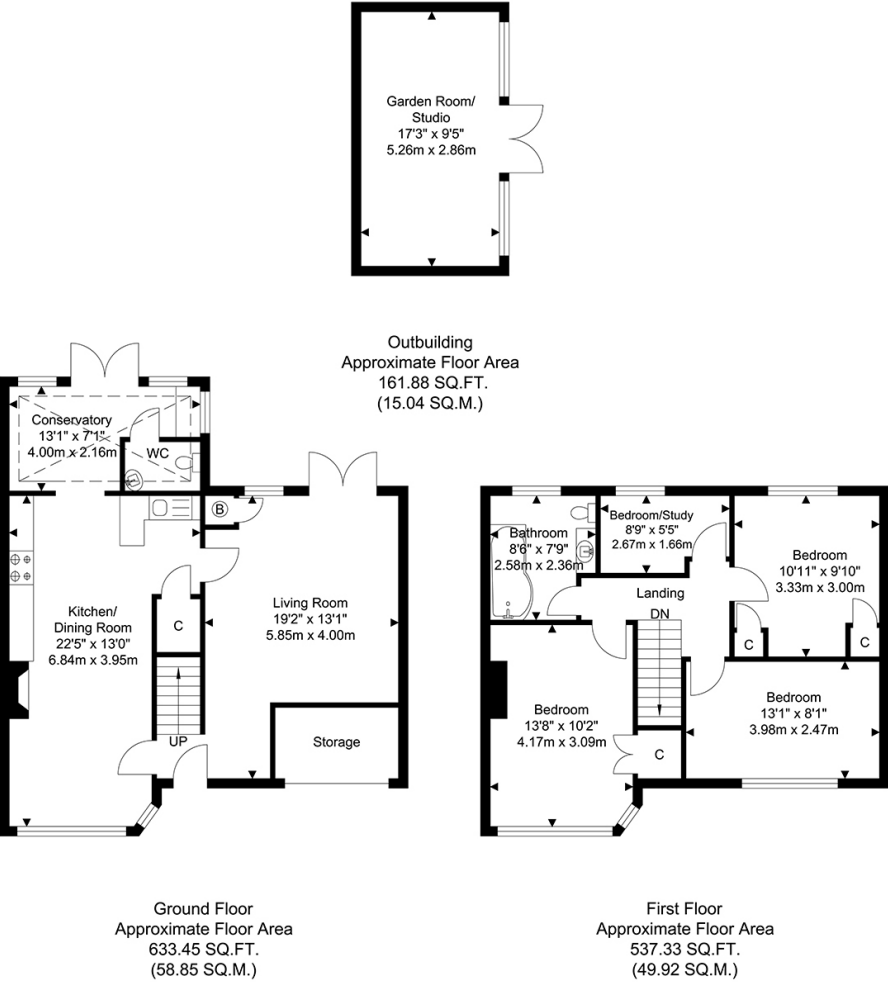
#### Integral Garage

Electrical power; up-and-over door.

#### Information

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

FLOORPLAN



TOTAL APPROX FLOOR AREA 1332.68 SQ. FT / 123.81 SQ. M  
For Identification Purposes Only.

