



£1,100,000 Freehold



Bean Road, South Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market, detached house on one of Bexleyheath's premier roads close to Danson Park and Lake. This spacious property comprises 5 bedrooms, large living room, open-plan kitchen/dining room/family room, upstairs family bathroom, and en-suite shower room.

Further benefits include downstairs cloakroom, large integral garage, 115ft (approx) south-facing rear garden, and off street parking for up to 4 cars.

Total Internal Area approx: 2,032.33 sq ft (188.81 sq m)

## FEATURES

- Close to Danson Park & Lake
- Detached house
- 5 bedrooms
- Living room
- Open-plan kitchen/dining room/family room
- Upstairs family bathroom
- En-suite shower room
- Downstairs cloakroom
- Integral garage
- Double glazing & gas central heating room





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Fitted floor mat, double glazed windows.

#### Entrance Hall

Wood flooring, ceiling coving, understairs storage.

#### Living Room

4.20m x 4.05m (13' 9" x 13' 3") Carpeted, ceiling coving, radiator; gas fireplace with limestone surround and slate hearth; double glazed windows with shutters.

#### Family Room

5.50m x 4.40m (18' 1" x 14' 5") Wood flooring, 2 radiators, fitted cupboards, air-conditioning unit; double glazed french doors.

#### Dining Room

5.06m x 2.77m (16' 7" x 9' 1") Tiled flooring, radiator, double glazed skylights; double glazed french doors.

#### Kitchen

3.69m x 3.63m (12' 1" x 11' 11") Tiled flooring; range of soft-closing wall and base units with granite worktops, upstands and splashback; sink and drainer unit; rangemaster-style gas cooker, oven, grill; rangemaster-style stainless steel extractor hood, radiator.

#### Cloakroom

Tiled flooring, wash-hand basin, w/c, radiator, extractor fan.

#### Integral Garage

5.80m x 3.47m (19' 0" x 11' 5") Electrical power and lighting; electric roller door; wall-mounted boiler; 210L mega-flow system.

### FIRST FLOOR

#### Bedroom

4.25m x 3.54m (13' 11" x 11' 7") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with shutters.

#### Bedroom

3.98m x 3.60m (13' 1" x 11' 10") Carpeted, ceiling coving, radiator, fitted wardrobes, air-conditioning unit, double glazed windows.

#### En-suite Shower Room

1.90m x 1.85m (6' 3" x 6' 1") Tiled flooring, tiled walls; shower enclosure with thermostatic shower; wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed window.

#### Bedroom

4.37m x 3.40m (14' 4" x 11' 2") Carpeted, ceiling coving, radiator, fitted wardrobes, air-conditioning unit; double glazed windows with shutters.

#### Bedroom

4.99m x 4.16m (16' 4" x 13' 8") Carpeted, radiator, fitted wardrobes, air-conditioning unit, double glazed windows.

#### Bedroom

2.60m x 2.27m (8' 6" x 7' 5") Carpeted, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

3.82m x 1.77m (12' 6" x 5' 10") Tiled flooring, tiled walls, jacuzzi bath; large shower enclosure with thermostatic shower; large wash-hand basin with vanity unit; w/c, heated towel rail, extractor fan, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking for up to 4 cars.

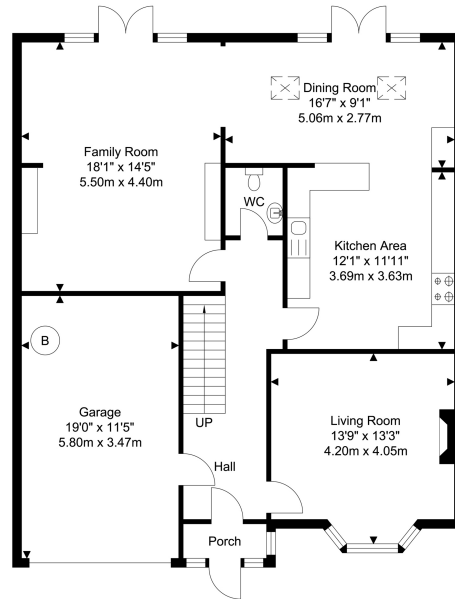
#### Rear Garden

Approximately 115ft, south-facing; patio, lawn, outdoor tap, outdoor powerpoint; shed with electrical power and lighting.

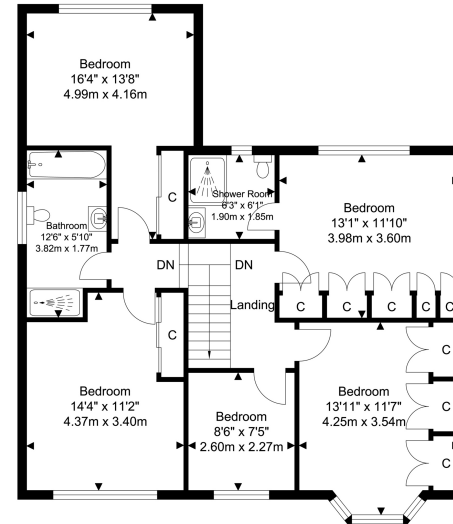
#### Information:

- External wall insulation
- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.8 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.5 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.1 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band G

# FLOORPLAN



Ground Floor  
Approximate Floor Area  
1143.77 SQ.FT.  
(106.26 SQ.M.)



First Floor  
Approximate Floor Area  
888.56 SQ.FT.  
(82.55 SQ.M.)

TOTAL APPROX FLOOR AREA 2032.33 SQ. FT / 188.81 SQ. M  
For Identification Purposes Only.

