



Guide Price £425,000 Freehold



Royal Oak Road, South Bexleyheath, Kent DA6 7HG



PROPERTY DESCRIPTION

GUIDE PRICE £425,000 - £450,000 • RE/MAX SELECT are delighted to offer for sale this well presented, extended 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 2 double bedrooms, living room, dining room, extended fitted kitchen, downstairs cloakroom, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, and 80ft (approx) rear garden with summerhouse.

Total Internal Area approx: 807.4 sq ft (75.0 sq m).





ROOM DESCRIPTIONS

Ground Floor

Living Room

Wood-effect flooring, feature fireplace, radiator, double glazed windows.

Dining Room

Wood-effect flooring, feature fireplace, radiator; understairs storage cupboard; double glazed window to rear; opening to kitchen.

Kitchen

Tiled flooring, underfloor heating; range of wood wall and base units with complementary worktops; sink and drainer with mixer tap; stainless steel extractor hood, integrated dishwasher; space and connections for range-style cooker; space and connections for fridge/freezer; space and connections for washing machine; double glazed Velux window; double glazed patio doors leading to rear garden.

Cloakroom

Tiled flooring, underfloor heating, wash-hand basin, w/c, double glazed frosted window.

First Floor

Bedroom

Carpeted, radiator, feature fireplace, double glazed windows.

Bedroom

Carpeted, radiator, double glazed window to rear; access to insulated and boarded loft with pull-down ladder and light.

Family Bathroom

Tiled flooring, tiled walls; panelled bath with shower-mixer; wash-hand basin with mixer tap; w/c, extractor fan, double glazed frosted window.

External

Front Garden

Block-paved; gated side access to rear garden.

Rear Garden

Approximately 80ft; patio, lawn, outdoor tap, outdoor powerpoint; access to summerhouse; side access.

Summerhouse

Electrical power and lighting; Velux windows.

Information

- Close to sought-after schools incl 4 grammar schools
- Close to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.6 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- 0.8 miles (approx) to Danson Park & Lake
- 0.1 miles (approx) to Broadway Shopping Centre
- Council Tax: Band C

FLOORPLAN

