



£800,000 Freehold



Merewood Road, Barnehurst



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this rare-to-the-market extended detached house, close to schools, amenities, and transport links including Barnehurst station.

Spanning 2,124 sq ft this stunning property comprises 4 DOUBLE bedrooms, living room, dining room, large games room, luxury fitted kitchen/breakfast room, utility room, downstairs bathroom, and upstairs shower room.

Further benefits include double glazing, gas central heating, large secluded rear garden, and in-and-out driveway offering off street parking for 5 vehicles.

Total Internal Area approx: 2,124.25 sq ft (187.35 sq m). EPC D56



FEATURES

- Stunning detached house
- 4 double bedrooms
- Living room
- Dining room
- Fitted kitchen / breakfast room
- Games room
- Utility room
- 2 bathrooms
- Off street parking for 5 cars
- 60ft (approx) rear garden





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Ceramic tiled flooring, ceiling coving, picture rail, radiator; 2 storage cupboards.

Living Room

5.46m x 4.62m (17' 11" x 15' 2") Parquet flooring, ceiling coving, picture rail, electric fireplace, radiator, double glazed windows.

Dining Room

4.74m x 3.60m (15' 7" x 11' 10") Laminate flooring, ceiling coving, picture rail, radiator, double glazed windows.

Kitchen / Breakfast Room

6.45m x 5.05m (21' 2" x 16' 7") Ceramic tiled flooring, ceiling coving; range of soft-closing wood wall and base units with wood worktops and tiled splashback; stainless steel sink and drainer unit; range-style cooker, stainless steel extractor hood, integrated dishwasher; space and connections for American-style fridge/freezer; radiator, bespoke banquette seating; double glazed bi-folding doors.

Utility Room

1.88m x 1.15m (6' 2" x 3' 9") Tiled flooring, ceiling coving; range of wood wall units with granite-effect worktops; cupboard housing combination boiler; space and connections for washing machine; space and connections for dryer.

Games Room

7.57m x 5.48m (24' 10" x 18' 0") Carpeted; wood wall-panelling, radiator; dual-aspect double glazed windows.

Bedroom

3.87m x 3.04m (12' 8" x 10' 0") Laminate flooring, radiator, double glazed windows.

Bathroom

2.55m x 2.50m (8' 4" x 8' 2") Ceramic tiled flooring, ceramic tiled walls; large corner-bath with mixer taps; large shower enclosure with electric shower; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed windows.

FIRST FLOOR

Landing

Carpeted, ceiling coving, radiator, double glazed windows; access to loft.

Bedroom

4.00m x 3.29m (13' 1" x 10' 10") Carpeted, radiator fitted wardrobes, double glazed windows.

Bedroom

3.88m x 3.00m (12' 9" x 9' 10") Carpeted, picture rail, fitted wardrobes, fitted chest of drawers, double glazed windows.

Bedroom

4.02m x 3.06m (13' 2" x 10' 0") Carpeted, radiator, double glazed windows.

Shower Room

2.60m x 1.58m (8' 6" x 5' 2") Laminate flooring; large shower enclosure with electric shower; vanity unit with wash-hand basin; w/c, extractor fan, double glazed windows.

EXTERNAL

Front Driveway

In-and-out driveway with off street parking for 5 cars; mature shrubs and bushes.

Rear Garden

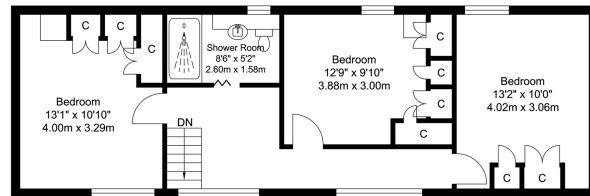
Approximately 60ft; patio, lawn, mature flowerbeds, outdoor tap, outdoor powerpoint; greenhouse; summerhouse; side access.

Information:

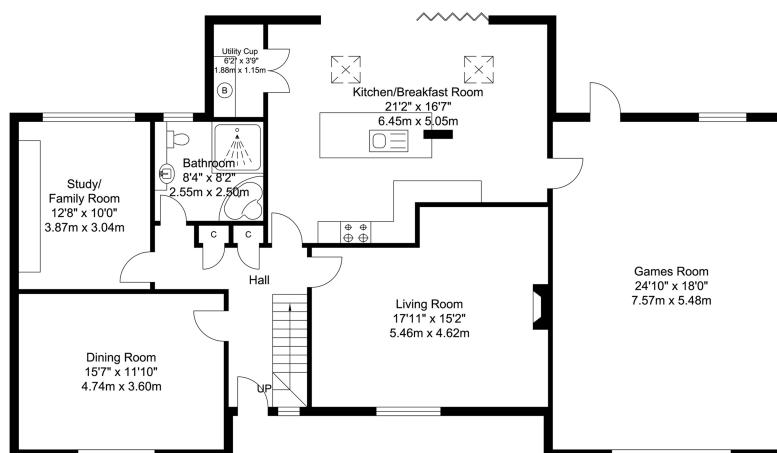
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles to Barnehurst Station (direct to 5 London Terminal stations)
- 1.2 miles (approx) to Broadway Shopping Centre
- 7.2 miles (approx) to Bluewater Shopping Complex
- Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	56	71
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

FLOORPLAN



First Floor
Approximate Floor Area
568.11 SQ.FT.
(52.78 SQ.M.)



Ground Floor
Approximate Floor Area
1556.13 SQ.FT.
(144.57 SQ.M.)

TOTAL APPROX FLOOR AREA 2124.25 SQ. FT / 197.35 SQ. M
For Identification Purposes Only.

