



Guide Price £525,000 Freehold



Normanhurst Avenue, Bexleyheath, Kent DA7 4TT





## PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s detached house, close to schools, amenities, and transport links including Bexleyheath station.

This property comprises 3 bedrooms, large living/dining room, extended kitchen/breakfast room, upstairs family, bathroom, and separate cloakroom. Further benefits include garage, double glazing, gas central heating, 70ft garden (approx), and off street parking for 2 cars.

Total Internal Area approx: 1,143.77 sq ft (106.26 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Carpeted, double glazed window, understairs cupboard; carpeted stairs leading to first floor.

#### Living / Dining Room

7.76m x 3.88m (25' 6" x 12' 9") Carpeted, radiators, double glazed windows; double glazed sliding door leading to rear garden.

#### Kitchen / Breakfast Room

4.65m x 2.20m (15' 3" x 7' 3") Vinyl flooring; range of wall and base units with complementary worktops and tiled splashback; stainless steel sink and drainer unit with mixer tap; space and connections for cooker, space and connections for washing machine; double glazed windows; double glazed door leading to rear garden.

### First Floor

#### Landing

Carpeted, double glazed windows; access to loft with pull-down ladder.

#### Bedroom

4.12m x 3.84m (13' 6" x 12' 7") Carpeted, radiator, built-in wardrobes, double glazed bay windows.

#### Bedroom

3.88m x 3.53m (12' 9" x 11' 7") Carpeted, radiator, built-in wardrobes, double glazed windows.

#### Bedroom

2.10m x 1.98m (6' 11" x 6' 6") Carpeted, radiator, double glazed bay windows.

#### Family Bathroom

1.96m x 1.66m (6' 5" x 5' 5") Carpeted, tiled walls; panelled bath with mixer tap and thermostatic shower attachment; wash-hand basin, double glazed frosted windows.

#### Cloakroom

Carpeted, w/c, double glazed frosted window.

### External

#### Front Driveway

Off street parking for 2 cars; mature shrubs bushes and trees.

#### Rear Garden

Approximately 70ft; patio, lawn, flowerbeds, outdoor tap; access to garage.

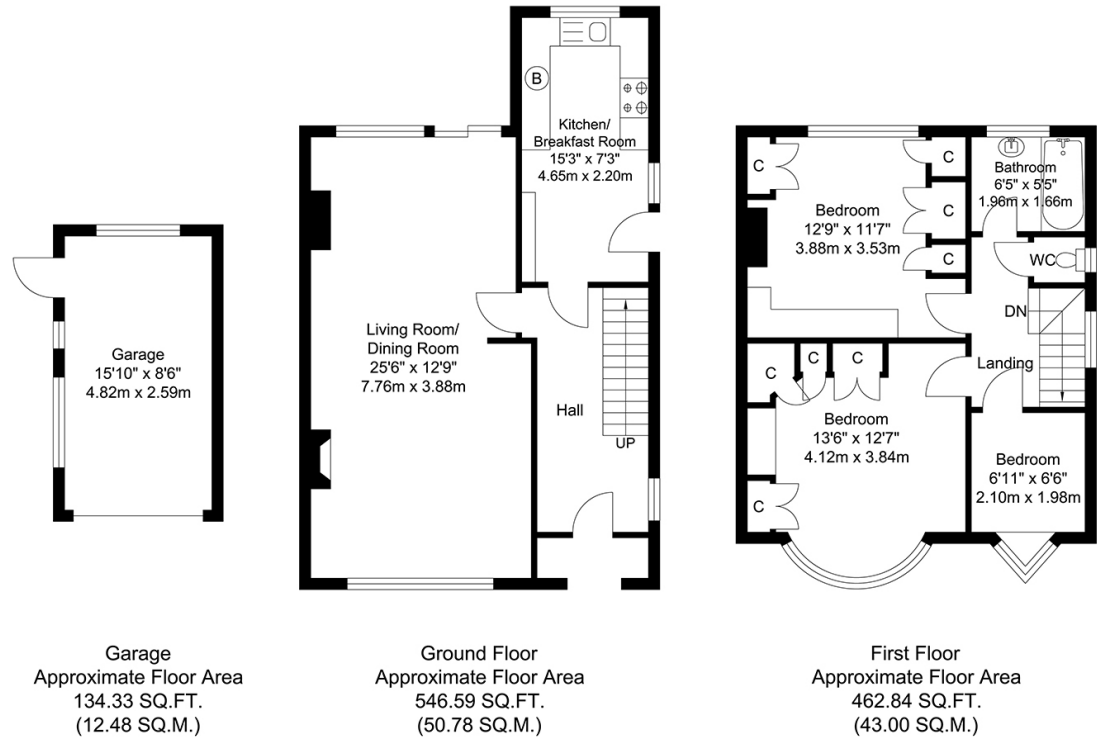
#### Garage

4.82m x 2.59m (15' 10" x 8' 6") Up-and-over door, double glazed windows.

#### Information

- 0.4 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2/M25
- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.7 miles (approx) to Danson Park & Lake
- 1.1 miles (approx) to Broadway Shopping Centre
- 1.5 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Council Tax: Band E

FLOORPLAN



TOTAL APPROX FLOOR AREA 1143.77 SQ. FT / 106.26 SQ. M  
For Identification Purposes Only.

