



£575,000 Freehold



Pickford Lane, Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented extended 1930s semi-detached Bowyer bungalow, on a popular residential road close to Pickford Lane's amenities and transportation links, including Bexleyheath station. This spacious property comprises 3 double bedrooms, large kitchen, living room/dining room, and shower room.

Further benefits include double glazing, gas central heating, 50ft (approx) rear garden, and off street parking for up to 10 vehicles.

Total Internal Area approx: 960.67 sq ft (89.25 sq m). EPC D62. CHAIN FREE!

## FEATURES

- Semi-detached Bowyer bungalow
- 3 double bedrooms
- Living room / dining room
- Kitchen
- Shower room
- Off street parking for 10 vehicles
- 50ft (approx) rear garden
- Double glazing & gas central heating
- CHAIN FREE!





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Carpeted, radiator; cupboard housing water tank; access to loft.

#### Living Room

5.97m x 4.09m (19' 7" x 13' 5") Carpeted, ceiling coving, 2 radiators, double glazed windows.

#### Kitchen

4.12m x 3.20m (13' 6" x 10' 6") Vinyl flooring; range of wood wall and base units with complementary worktops and tiled splashback; sink and drainer unit; fitted gas hob, extractor hood, wall-mounted boiler; space and connections for washing machine; space and connections for dishwasher; space and connections for fridge/freezer; radiator, double glazed windows.

#### Bedroom

4.54m x 3.36m (14' 11" x 11' 0") Carpeted, radiator, dual-aspect double glazed windows.

#### Bedroom

3.40m x 3.06m (11' 2" x 10' 0") Carpeted, radiator, double glazed windows.

#### Bedroom

3.31m x 2.77m (10' 10" x 9' 1") Carpeted, radiator, wash-hand basin, double glazed windows.

#### Shower Room

Laminate flooring; large shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, wall-mounted vanity unit, heated towel-rail, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking for up to 10 vehicles, lawn, mature bushes; outdoor powerpoint.

brick drive

#### Rear Garden

Approximately 50ft; patio, lawn, outdoor tap; shed; side-access.

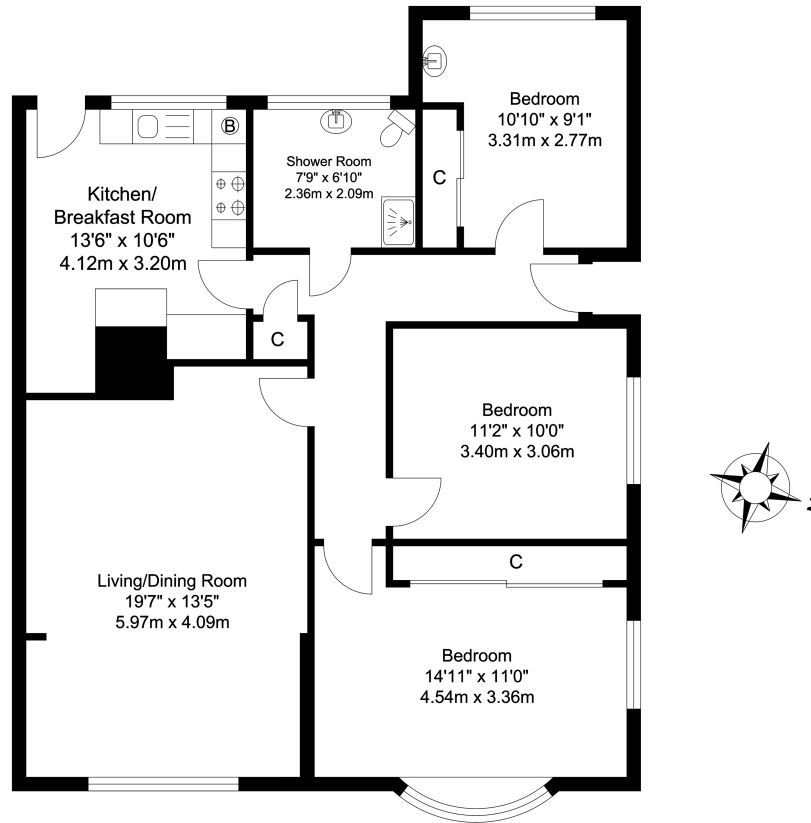


### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Pickford Lane's shops & amenities
- 1.1 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.2 miles (approx) to Danson Park & Lake
- Council Tax: Band E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN



Approximate Floor Area  
960.67 SQ.FT.  
(89.25 SQ.M.)

TOTAL APPROX FLOOR AREA 960.67 SQ. FT / 89.25 SQ. M  
For Identification Purposes Only.

