



Guide Price £600,000 Freehold



First Avenue, Bexleyheath



## PROPERTY DESCRIPTION

GUIDE PRICE £600,000 - £625,000 • RE/MAX SELECT are delighted to offer for sale this well-presented extended 1930s Feakes&Richards G-type semi-detached house, close to amenities with immediate access to Bostal Heath and Woods, Abbey Wood station with Crossrail/Elizabeth Line, and schools including Bedonwell Junior School.

This stunning property comprises 4 bedrooms, living room, family room, open-plan kitchen/dining room, upstairs family bathroom, en-suite shower room, and downstairs cloakroom. Further benefits include porch, utility, double glazing, gas central heating, garage, 50ft (approx) garden, and off street parking for 3 cars.

Total Internal Area approx: 1,623.09 sq ft (150.79 sq m)

## FEATURES

- Extended 1930s Feakes&Richards G-type semi-detached house
- 4 bedrooms
- Open-plan kitchen / dining room
- Living room
- Family room
- Upstairs family bathroom
- En-suite shower room
- Downstairs cloakroom
- Off street parking for 3 cars
- 50ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Vinyl flooring, double glazed windows.

#### Entrance Hall

Ceramic tiled flooring, ceiling speaker.

#### Living Room

4.24m x 3.48m (13' 11" x 11' 5") Laminate flooring, ceiling coving, ceiling speaker, electric fireplace; double glazed windows with venetian blinds.

#### Family Room

3.62m x 3.60m (11' 11" x 11' 10") Ceramic tiled flooring, ceiling coving; radiator with cover.

#### Kitchen / Dining Room

7.90m x 3.16m (25' 11" x 10' 4") Ceramic tiled flooring, 2 ceiling speakers, ceiling coving; range of gloss soft-closing wall and base units with quartz worktops and quartz upstands; sink and drainer unit; fitted electric hob, integrated dishwasher, stainless steel extractor hood, fitted double oven/grill, fitted microwave, fitted wine cooler, American-style fridge/freezer, double glazed windows; double glazed bi-fold doors.

#### Utility Cupboard

Ceramic tiled flooring; wall-mounted boiler; space and connections for washing machine; space and connections for dryer.

#### Cloakroom

Ceramic tiled flooring, wash-hand basin, w/c, wall-mounted mirror, heated towel rail, extractor fan, double glazed windows.

### FIRST FLOOR

#### Landing

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

#### Bedroom

4.36m x 3.30m (14' 4" x 10' 10") Laminate flooring, ceiling coving, radiator; double glazed windows with venetian blinds.

#### En-Suite Shower Room

3.03m x 1.48m (9' 11" x 4' 10") Ceramic tiled flooring, ceramic tiled walls; large walk-in shower enclosure with thermostatic shower; wash-hand basin, w/c, 2x heated towel-rails, double glazed window.

#### Bedroom

4.26m x 3.62m (14' 0" x 11' 11") Laminate flooring, ceiling coving, radiator; double glazed windows with venetian blinds.

#### Bedroom

3.62m x 3.61m (11' 11" x 11' 10") Laminate flooring, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.51m x 2.41m (8' 3" x 7' 11") Laminate flooring, ceiling coving, radiator; double glazed windows with venetian blinds.

#### Family Bathroom

2.60m x 1.50m (8' 6" x 4' 11") Ceramic tiled flooring, ceramic tiled walls; bath with shower-mixer; wash-hand basin, w/c, heated towel-rail, double glazed window.

### EXTERNAL

#### Front Driveway

Off street parking for 3 cars.

#### Rear Garden

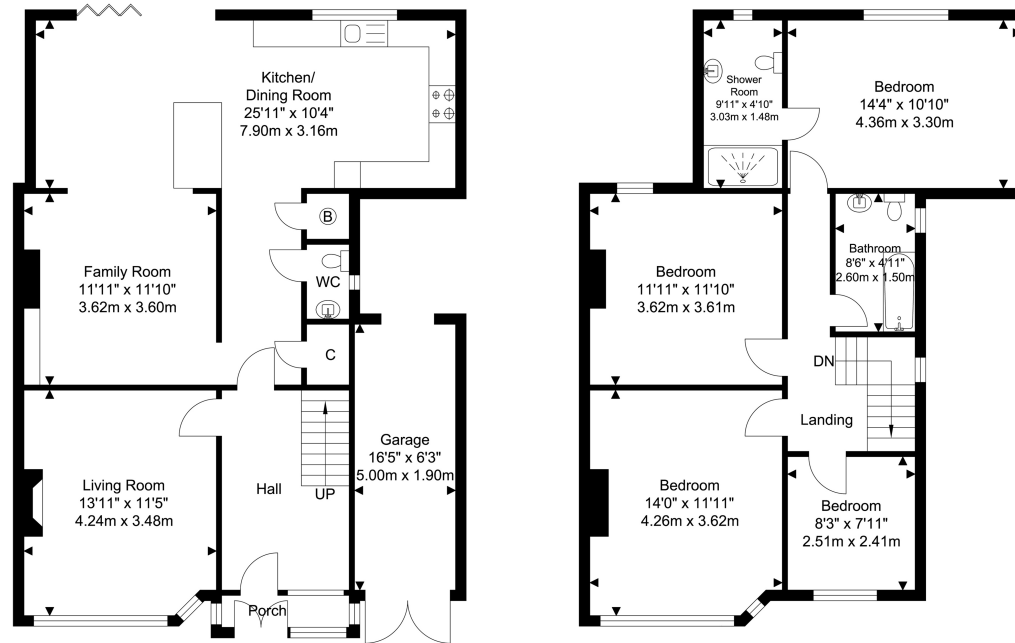
Approximately 50ft; patio, lawn, outdoor tap, outdoor powerpoint, outdoor lighting; shed.

#### Information:

- Two storey rear extension completed 2024
- Electrical rewiring 2022
- Communications cabinet understairs providing ethernet & HDMI connection to every room
- Close to sought-after schools incl 4 grammar schools
- 1.1 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- 0.8 miles (approx) to Bedonwell Primary School
- 0.1 miles (approx) to Bostal Heath and Woods
- Council Tax: Band E



# FLOORPLAN



Ground Floor  
 Approximate Floor Area  
 908.04 SQ.FT.  
 (84.36 SQ.M.)

First Floor  
 Approximate Floor Area  
 715.04 SQ.FT.  
 (66.43 SQ.M.)

TOTAL APPROX FLOOR AREA 1623.09 SQ. FT / 150.79 SQ. M  
 For Identification Purposes Only.

