



Guide Price £450,000 Freehold



Church Road, Bexleyheath, Kent DA7 4DA



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to present this spacious Victorian semi-detached house, ideally situated close to Bexleyheath Broadway's wide range of amenities and excellent transport links, including Bexleyheath station along with easy access via SuperLoop express bus service to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink. The property offers generous accommodation comprising 2 DOUBLE bedrooms, an open-plan living/dining room, fitted kitchen, utility room, upstairs family bathroom, and a basement currently used as a cinema room. Externally, the home boasts an impressive 85ft (approx) rear garden with access to a large summerhouse, office, and garage.

Further benefits include off street parking, gas central heating, and double glazing. Total Internal Area approx: 1,566.58 sq ft (145.54 sq m).





ROOM DESCRIPTIONS

Ground Floor

Living Room

Herringbone flooring, feature fireplace, radiator; double glazed windows with shutters.

Dining Room

Herringbone flooring, radiator; door leading to utility room; carpeted stairs leading to first floor; stairs leading to basement.

Kitchen

3.50m x 2.43m (11' 6" x 8' 0") Wood flooring; range of wall and base units with complementary worktops; stainless steel sink and drainer unit with mixer tap; extractor hood; space and connections for free-standing cooker; space and connections for fridge/freezer; space and connections for dishwasher; double glazed windows, door leading to utility room.

Utility Room

1.82m x 1.58m (6' 0" x 5' 2") Wood flooring; range of wall and base units with complementary worktops; space and connections for washing machine; door leading to rear garden.

Lower Ground Floor

Basement

4.55m x 3.15m (14' 11" x 10' 4") Flagstone flooring; electrical power.

First Floor

Landing

Carpeted.

Bedroom

4.73m x 3.51m (15' 6" x 11' 6") Carpeted, radiator; double glazed windows with shutters.

Bedroom

3.46m x 3.09m (11' 4" x 10' 2") Carpeted, radiator, double glazed window; access to loft.

Family Bathroom

3.55m x 2.42m (11' 8" x 7' 11") Tiled flooring, part-tiled walls, radiator; free-standing bath with shower/mixer; walk-in shower enclosure with thermostatic rainfall fitting; wash-hand basin with mixer tap; w/c, double glazed windows.

External

Front Driveway

Off street parking; side access to garden.

Rear Garden

Approximately 85ft; patio areas, lawn; mature trees, bushes and shrubs; access to bar, summerhouse, office, and garage.

Summerhouse

4.61m x 4.54m (15' 1" x 14' 11") Wood flooring; electrical power and lighting; double glazed windows; double glazed doors.

Office

2.80m x 2.56m (8' 6" x 8' 5") Wood flooring; electrical power and lighting; double glazed window; door leading to garage.

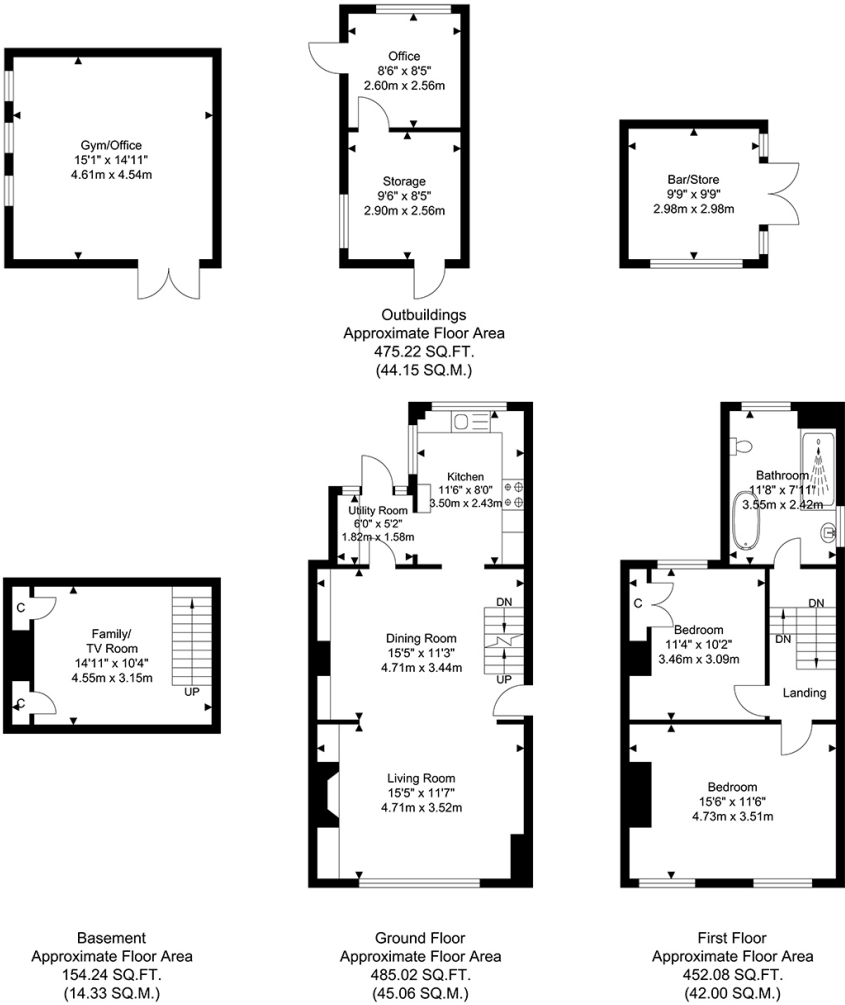
Garage / Storage

2.90m x 2.50m (9' 6" x 8' 5") Electrical power and lighting; double glazed window; double glazed door.

Information

- 0.3 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.3 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink (easy access via SuperLoop express bus service)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.5 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.6 miles (approx) to Danson Park & Lake
- 0.3miles (approx) to Broadway Shopping Centre
- Council Tax: Band D
- Planning permission pending for extension

FLOORPLAN



TOTAL APPROX FLOOR AREA 1566.58 SQ. FT / 145.54 SQ. M
For Identification Purposes Only.

