



Offers Over £450,000 Freehold



Canberra Road, Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented semi-detached house, in a sought-after location close to amenities with immediate access to Bostall Heath and Woods, Abbey Wood station with Crossrail/Elizabeth Line, and schools including Bedonwell Junior School. This property comprises 3 bedrooms, living room, fitted kitchen, and upstairs family bathroom. Further benefits include porch, downstairs cloakroom, double glazing, gas central heating, large garage, and 35ft (approx) rear garden. CHAIN FREE!

Total Internal Area approx: 1,124.72 sq ft (104.49 sq m). EPC D61.

## FEATURES

- Semi-detached house
- 3 bedrooms
- Living room
- Fitted kitchen
- Upstairs family bathroom
- Downstairs cloakroom
- Garage
- 35ft (approx) rear garden
- Double glazing & gas central heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Carpeted, uPVC double glazed doors.

#### Entrance Hall

Carpeted, radiator; windows to porch.

#### Living Room

6.20m x 3.95m (20' 4" x 13' 0") Laminate flooring, ceiling coving, 2 radiators; understairs cupboard housing boiler; double glazed patio doors, double glazed windows.

#### Kitchen

4.70m x 1.97m (15' 5" x 6' 6") Laminate tiled flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; butler sink, stainless steel extractor hood; range-style cooker; space and connections for fridge/freezer; space and connections for washing machine; radiator, double glazed windows.

#### Cloakroom

Tiled flooring; wash-hand basin with splashback; w/c; double glazed window with roller blind.

### FIRST FLOOR

#### Landing

Carpeted, storage cupboard; double glazed window with blinds.

#### Bedroom

4.30m x 3.77m (14' 1" x 12' 4") Carpeted, radiator; double glazed windows with blinds.

#### Bedroom

4.30m x 3.95m (14' 1" x 13' 0") Carpeted, radiator; double glazed windows with blinds.

#### Bedroom

2.64m x 2.58m (8' 8" x 8' 6") Carpeted, radiator; double glazed windows with blinds.

#### Family Bathroom

2.50m x 1.68m (8' 2" x 5' 6") Tiled flooring, tiled walls; shower enclosure with electric shower; wash-hand basin, w/c, bidet, radiator, double glazed windows.

### EXTERNAL

#### Front Garden

Off street parking; mainly laid to lawn.

#### Rear Garden

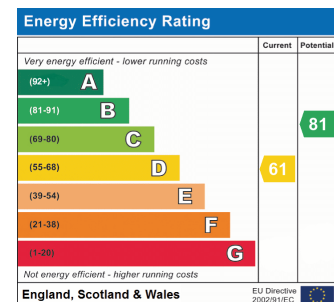
Approximately 35ft; patio, lawn, outdoor tap.

#### Garage

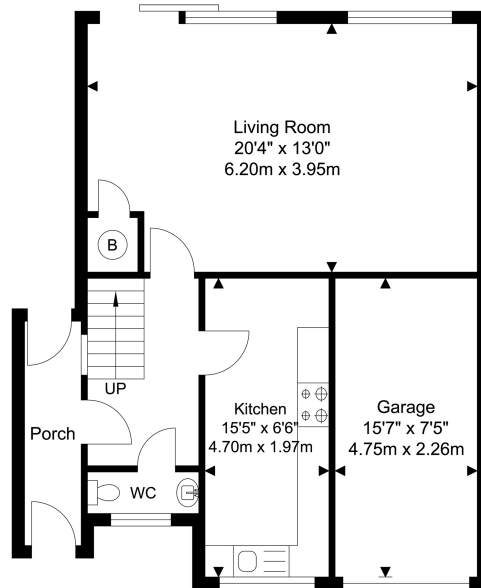
Electrical power; up-and-over door.

#### Information:

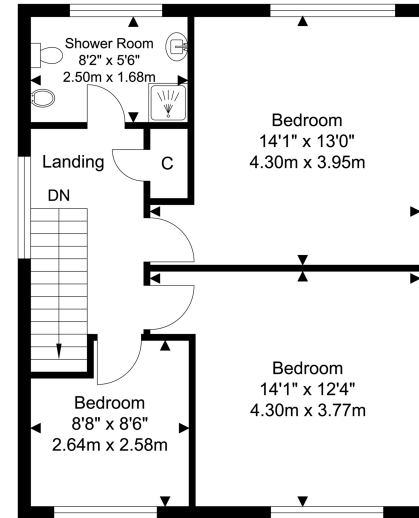
- 1.0 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 1.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- Easy access to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.6 miles (approx) to Bedonwell Primary School
- 0.1 miles (approx) to Bostall Heath and Woods
- 0.2 miles (approx) to Lesnes Abbey Woods
- Council Tax: Band E



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
604.82 SQ.FT.  
(56.19 SQ.M.)



First Floor  
Approximate Floor Area  
519.89 SQ.FT.  
(48.30 SQ.M.)

TOTAL APPROX FLOOR AREA 1124.72 SQ. FT / 104.49 SQ. M  
For Identification Purposes Only.

