



£550,000 Freehold



Cyril Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended end-of-terrace house, close to schools, amenities, and transport links including Bexleyheath Station.

This property comprises 5 bedrooms, living room, open-plan family room/dining room, fitted kitchen, breakfast room, utility room, upstairs family bathroom, and downstairs bathroom. Further benefits include double glazing, gas central heating, porch, garage, 45ft (approx) rear garden, and off street parking for 2 vehicles.

Total Internal Area approx: 1,724.59 sq ft (160.22 sq m). EPC Rating D57

FEATURES

- End-of-terrace house
- 5 bedrooms
- Living room
- Open-plan family room / dining room
- Fitted kitchen / breakfast room
- Upstairs family bathroom
- Downstairs bathroom
- 45ft (approx) rear garden
- Off street parking for 2 cars
- Garage





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

Tiled floor, double glazed windows.

Entrance Hall

Laminate flooring, ceiling coving, dado rail, radiator, understairs storage.

Living Room

4.00m x 3.94m (13' 1" x 12' 11") Laminate flooring, ceiling coving, radiator, double glazed windows.

Family Room / Dining Room

6.70m x 3.68m (22' 0" x 12' 1") Laminate flooring, ceiling coving, radiator, double glazed patio doors.

Breakfast Room

2.67m x 2.05m (8' 9" x 6' 9") Laminate flooring, ceiling coving, radiator.

Kitchen

2.87m x 2.70m (9' 5" x 8' 10") Laminate flooring; range of wood wall and base units with tiled worktops and upstands; fitted oven/grill, fitted electric hob, fitted extractor hood, fitted microwave, integrated dishwasher, double glazed windows.

Utility Room

1.50m x 1.40m (4' 11" x 4' 7") Laminate flooring, tiled worktop; space and connections for washing machine; space and connections for dryer; double glazed door to rear.

Bathroom

2.55m x 2.03m (8' 4" x 6' 8") Laminate flooring, tiled walls; large bath with shower-mixer; vanity unit with wash-hand basin; w/c, radiator, double glazed window.

FIRST FLOOR

Landing

Carpeted, ceiling coving, dado rail; cupboard housing combination boiler; access to loft.

Bedroom

4.41m x 3.60m (14' 6" x 11' 10") Laminate flooring, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.65m x 2.54m (12' 0" x 8' 4") Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

3.70m x 2.63m (12' 2" x 8' 8") Carpeted, radiator, fitted wardrobes, double glazed windows.

Bedroom

5.26m x 2.91m (17' 3" x 9' 7") Laminate flooring, ceiling coving, radiator, fitted wardrobes, wash-hand basin, double glazed windows.

Bedroom

2.65m x 2.16m (8' 8" x 7' 1") Laminate flooring, radiator, double glazed windows.

Family Bathroom

3.70m x 1.95m (12' 2" x 6' 5") Vinyl flooring, tiled walls; bath with mixer tap; large shower enclosure with electric shower; vanity unit with wash-hand basin; w/c, radiator, double glazed windows.

EXTERNAL

Front Driveway

Off Street parking for 2 cars.

Rear Garden


Approximately 45ft; patio, lawn, pond, outdoor tap; brick-built shed with electrical power and windows.

Garage

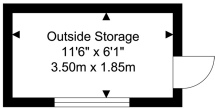
5.53m x 2.90m (18' 2" x 9' 6") Up-and-over door; electrical power and lighting.

Information:

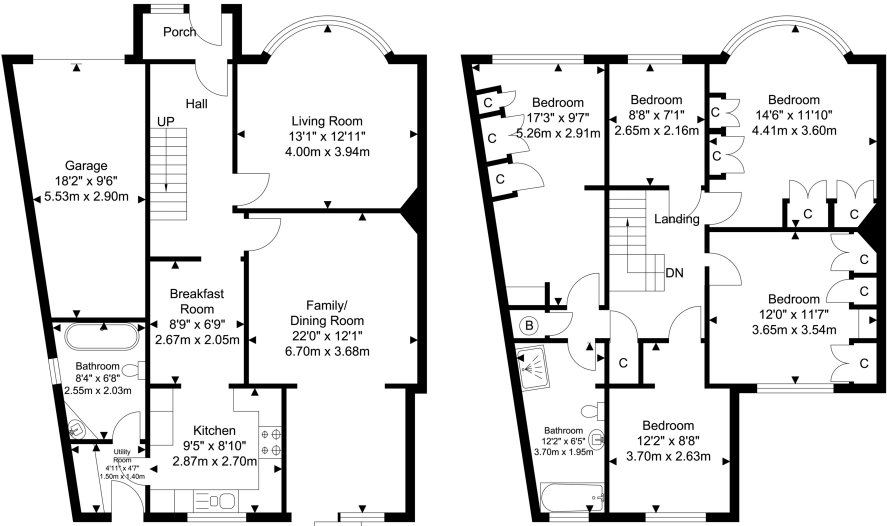
- New boiler 2025
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 2.4 miles to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.6 miles (approx) to Broadway Shopping Centre
- 0.7 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.8 miles (approx) to Danson Park & Lake
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	57	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Outbuilding
Approximate Floor Area
69.75 SQ.FT.
(6.48 SQ.M.)



Ground Floor
Approximate Floor Area
883.50 SQ.FT.
(82.08 SQ.M.)

First Floor
Approximate Floor Area
771.34 SQ.FT.
(71.66 SQ.M.)

TOTAL APPROX FLOOR AREA 1724.59 SQ. FT / 160.22 SQ. M
For Identification Purposes Only.

