



£585,000 Freehold



Little Heath Road, Bexleyheath





## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate, extended 1930s semi-detached house located in the heart of the ever-popular 'Pantiles', close to sought-after schools, excellent transport links, and amenities.

This stunning property comprises 3 bedrooms, large through-lounge, extended fitted kitchen/breakfast room, conservatory, downstairs cloakroom, and upstairs family bathroom. Further benefits include double glazing, gas central heating, integral garage/utility room, 70ft (approx) rear garden, and off street parking for 3 cars.

Total Internal Area approx: 1,252.81 sq ft (116.39 sq m.)

## FEATURES

- Extended 1930s semi-detached house
- 3 bedrooms
- Large through-lounge
- Extended fitted kitchen
- Conservatory
- Downstairs cloakroom
- Upstairs family bathroom
- Integral garage/utility room
- 70ft (approx) rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Tiled flooring, double glazed windows.

#### Entrance Hall

Laminate flooring, ceiling coving, radiator, understairs storage with water softener.

#### Through Lounge

7.66m x 3.64m (25' 2" x 11' 11") Laminate flooring, ceiling coving, 2 radiators; gas fireplace with composite surround and mantel; double glazed windows with venetian blinds, double glazed french doors.

#### Conservatory

3.07m x 3.07m (10' 1" x 10' 1") Laminate flooring, radiator, double glazed windows, double glazed door.

#### Kitchen / Breakfast Room

5.25m x 3.24m (17' 3" x 10' 8") Tiled flooring with underfloor heating; range of matte soft-closing wood wall and base units with wood worktops; ceramic sink and drainer unit; fitted induction hob, stainless steel extractor hood, fitted oven, fitted microwave combination oven, integrated fridge, integrated dishwasher, wine-rack, cupboard housing boiler; double glazed windows with venetian blinds; double glazed door.

#### Lobby

Tiled flooring.

#### Cloakroom

Tiled flooring, tiled walls, wash-hand basin, w/c, radiator.

#### Integral Garage / Utility Room

3.92m x 2.85m (12' 10" x 9' 4") Electrical power and lighting; up-and-over door door; space and connections for washing machine; space and connections for dryer; space and connections for fridge/freezer.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving; double glazed window with roller blind.

#### Bedroom

3.98m x 3.36m (13' 1" x 11' 0") Carpeted, ceiling coving; radiator, fitted wardrobes; double glazed windows with venetian blinds.

#### Bedroom

3.63m x 3.36m (11' 11" x 11' 0") Carpeted, ceiling coving, radiator, fitted wardrobes; double glazed windows with venetian blinds.

#### Bedroom

2.12m x 2.10m (6' 11" x 6' 11") Carpeted, ceiling coving, radiator; fitted cupboard with fold-out bed; double glazed windows with venetian blinds.

#### Family Bathroom

Tiled flooring with underfloor heating; tiled walls; bath with shower mixer; shower enclosure with thermostatic shower; vanity unit with wash-hand basin; additional wall-mounted vanity unit; extractor fan, heated towel-rail; double glazed windows with roller blind.

### EXTERNAL

#### Front Driveway

Off street parking for 3 cars; bin store.

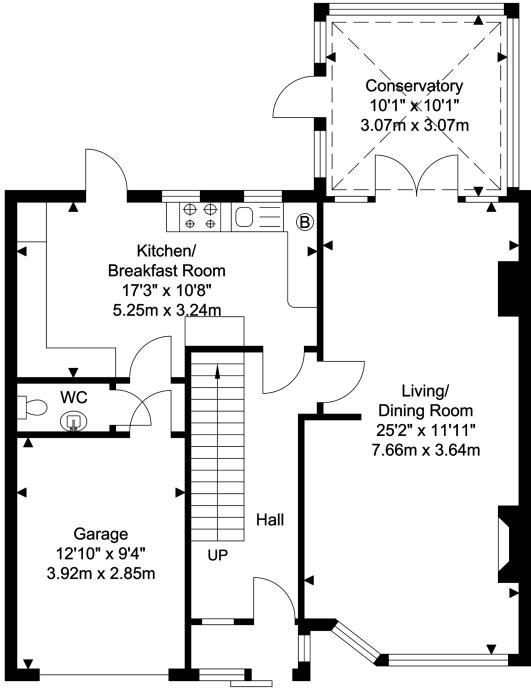
#### Rear Garden

Approximately 70ft; Granite patio; mainly laid to lawn; flowerbeds, water butt, outdoor tap; shed.

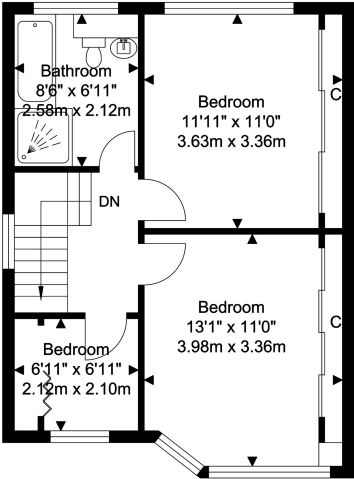
#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.5 miles (approx) to Danson Park & Lake
- 1.4 miles (approx) to Broadway Shopping Centre
- Solar panels installed 2013
- Council Tax: Band E

FLOORPLAN



Ground Floor  
Approximate Floor Area  
812.67 SQ.FT.  
(75.50 SQ.M.)



First Floor  
Approximate Floor Area  
440.13 SQ.FT.  
(40.89 SQ.M.)

TOTAL APPROX FLOOR AREA 1252.81 SQ. FT / 116.39 SQ. M  
For Identification Purposes Only.

