



Guide Price £450,000 Freehold



Birchington Close, Bexleyheath, Kent DA7 5ED



PROPERTY DESCRIPTION

GUIDE PRICE £450,000 - £475,000 • RE/MAX SELECT are delighted to offer for sale this immaculate end-of-terrace house, situated on a sought-after and quiet residential road close to Long Lane's amenities, Bexley's sought-after grammar schools, and transport links including Barnehurst Station, with access to Central London.

This property comprises 3 bedrooms, good-sized living room, fitted kitchen, upstairs family bathroom, ground floor cloakroom, and en-suite shower room. Further benefits include off street parking for 2 cars, double glazing, gas central heating, 25ft (approx) garden, and garage.

Total Internal Area approx: 1,122.13 sq ft (104.25 sq m)





ROOM DESCRIPTIONS

Ground Floor

Porch

Tiled flooring, double glazed; door leading to hallway.

Hallway

Wood flooring, radiator, storage cupboard; door leading to cloakroom; carpeted stairs leading to first floor.

Living / Dining Room

5.42m x 5.35m (17' 9" x 17' 7") Wood flooring, radiators, double glazed bay windows; double glazed french doors leading to rear garden.

Kitchen

3.09m x 1.80m (10' 2" x 5' 11") Tiled flooring; range of wall and base units with complementary worktops and tiled splashback; stainless steel sink and drainer with mixer tap; oven/grill, gas hob, stainless steel extractor hood; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dishwasher; double glazed windows.

Cloakroom

Carpeted, tiled walls, wash-hand basin, w/c, double glazed frosted window.

First Floor

Landing

Carpeted, storage cupboard; access to insulated and boarded loft with pull-down ladder and light.

Bedroom

3.94m x 3.54m (12' 11" x 11' 7") Carpeted, radiator, storage cupboard, double glazed windows; door leading to en-suite.

En-Suite Shower Room

Tiled flooring, part-tiled walls; large walk-in shower enclosure with thermostatic shower; vanity unit with wash-hand basin, w/c, radiator; double glazed frosted window.

Bedroom

3.20m x 3.06m (10' 6" x 10' 0") Carpeted, radiator, built-in wardrobes, double glazed windows.

Bedroom

2.35m x 2.35m (7' 9" x 7' 9") Laminate flooring, radiator, built-in wardrobe, double glazed windows.

Family Bathroom

3.00m x 2.06m (9' 10" x 6' 9") Tiled flooring, tiled walls; panelled bath with mixer tap and rainfall shower attachment; wash-hand basin, w/c, radiator, extractor fan.

External

Driveway

Off street parking for 2 cars; resin surface.

Rear Garden

Lawn, outdoor tap; mature shrubs and bushes.

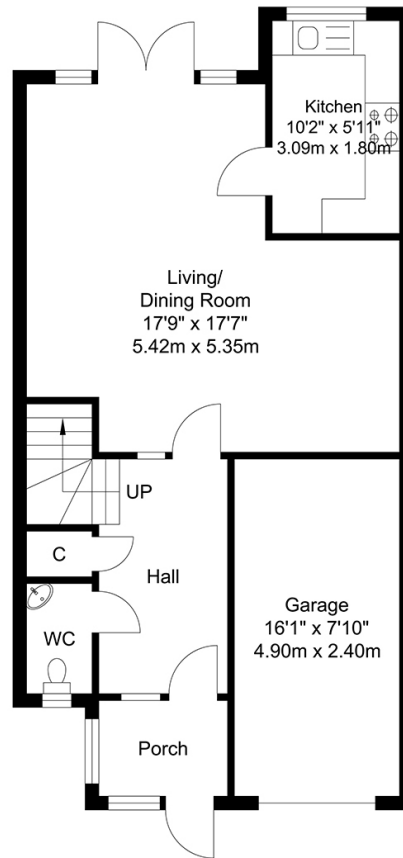
Garage

4.90m x 2.40m (16' 1" x 7' 10") up-and-over door, electrical power, lighting.

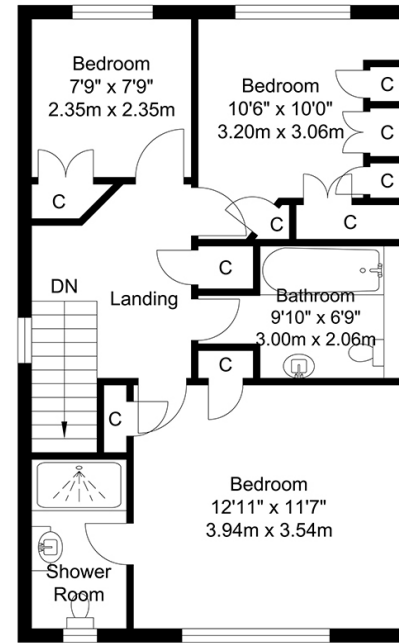
Information

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Barnehurst Station (direct to 5 London Terminal stations)
- 1.0 mile (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.1 miles (approx) to Bursted Wood
- 1.0 mile (approx) to Broadway shopping centre
- Council Tax: Band D

FLOORPLAN



Ground Floor
Approximate Floor Area
605.25 SQ.FT.
(56.23 SQ.M.)



First Floor
Approximate Floor Area
516.88 SQ.FT.
(48.02 SQ.M.)

TOTAL APPROX FLOOR AREA 1122.13 SQ.FT. (104.25 SQ. M.)
For Identification Purposes Only.

