



Asking Price £500,000 Freehold



41 Rowan Road, Bexleyheath, Kent DA7  
4BN



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate semi-detached chalet house, situated on a popular residential road close to schools, amenities, and transportation links including Bexleyheath station. This spacious property comprises 3 bedrooms, fitted kitchen, large living room, dining room, and family bathroom.

Further benefits include double glazing, gas central heating, off street parking for 3 cars, garage, and approximately 50ft garden. Potential to extend STPP. Total Internal Area approx: 1,072.51 sq ft (99.64 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Front door with original stained glass panels either side; laminate flooring.

#### Living Room

Leading to dining room; laminate flooring, radiator, ceiling coving; double glazed dual-aspect windows.

#### Dining Room

Leading from living room; laminate flooring, ceiling coving; double glazed patio doors leading to rear garden.

#### Bedroom / Study

Laminate flooring, radiator, dual-aspect double glazed windows.

#### Kitchen

Laminate flooring, double glazed windows, vertical radiator; wood wall and base units with stone-effect worktops, tile upstand and tile splashback; composite 1½ bowl sink and drainer unit with mixer tap; fridge/freezer, NEFF oven, NEFF gas hob, extractor fan; wall-mounted combination boiler; double glazed patio door leading to rear garden.

#### Bathroom

Stone tile flooring, part-tiled walls, vertical radiator, double glazed windows; bath with mixer tap, separate shower over and screen; wash-hand basin with mixer tap; w/c.

### First Floor

#### Landing

Carpeted; access to boarded and insulated loft with drop-down ladder and light.

#### Bedroom

Carpeted, double glazed bay window, fitted wardrobes, eaves storage cupboard.

#### Bedroom

Carpeted, radiator, double glazed windows, fitted wardrobes.

### Exterior

#### Driveway

Off street parking for 3 cars to front and side.

### Garage

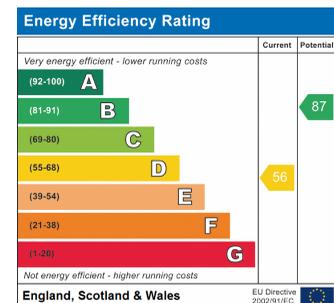
Electrical power, double glazed windows; double glazed door leading from rear garden.

### Rear Garden

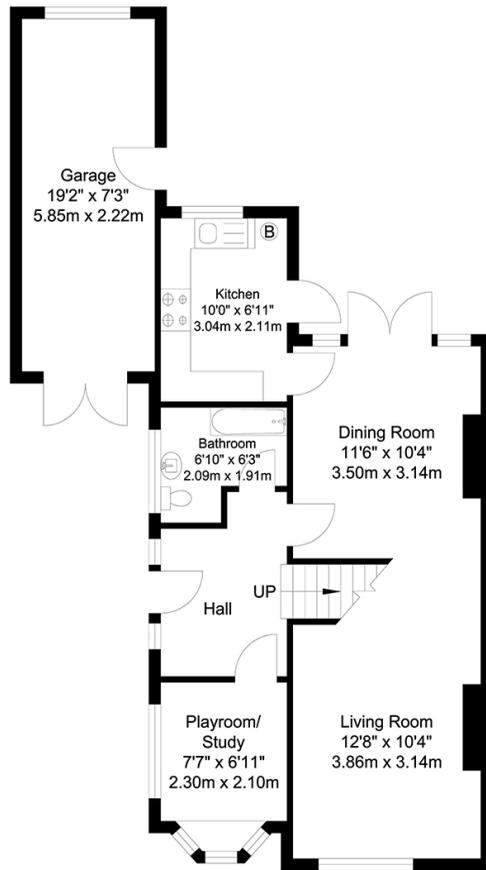
Approximately 50ft; decking, lawn, patio area.

### Information

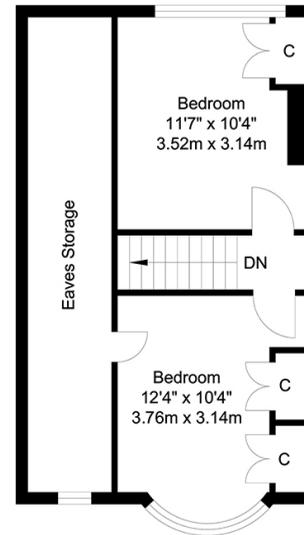
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.2 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.3 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Danson Park & Lake
- 0.5 miles (approx) to Broadway Shopping Centre
- Council Tax: Band D



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
671.12 SQ.FT.  
(62.35 SQ.M.)



First Floor  
Approximate Floor Area  
401.38 SQ.FT.  
(37.29 SQ.M.)

TOTAL APPROX FLOOR AREA 1072.51 SQ. FT / 99.64 SQ. M  
For Identification Purposes Only.

