

**RE/MAX**  
**SELECT**

Guide Price £525,000 Freehold



Preston Drive, Bexleyheath



## PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this well-presented, extended 1930s Feakes&Richards J-type semi-detached house, close to schools, amenities, and transport links including Bexleyheath station. This property comprises 3/4 bedrooms, large through-lounge, dining room, extended fitted kitchen/breakfast room, office/downstairs 4th bedroom, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, 70ft (approx) rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,224.28 sq ft (113.74 sq m).





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Tiled flooring, uPVC double glazed door, double glazed windows.

#### Entrance Hall

Laminate flooring, ceiling coving, radiator, understairs storage.

#### Through Lounge

7.09m x 3.63m (23' 3" x 11' 11") Carpeted, ceiling coving, 2 radiators, gas fireplace; double glazed windows with venetian blinds; french doors leading to dining room.

#### Dining Room

3.20m x 3.10m (10' 6" x 10' 2") Parquet flooring, radiator; double glazed windows with venetian blinds; double glazed door leading to garden.

#### Kitchen / Breakfast Room

4.85m x 4.66m (15' 11" x 15' 3") Laminate flooring, ceiling coving; range of white gloss wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit; fitted gas hob, fitted oven/grill; space and connections for fridge/freezer; space and connections for dishwasher; space and connections for washing machine; space and connections for dryer; newly fitted wall-mounted combination boiler; radiator; double glazed window; uPVC double glazed door leading to garden.

#### Bedroom / Office

2.70m x 1.98m (8' 10" x 6' 6") Laminate flooring, ceiling coving, radiator; double glazed window with venetian blind.

### FIRST FLOOR

#### Landing

Carpeted, ceiling coving, double glazed window.

#### Bedroom

3.52m x 3.33m (11' 7" x 10' 11") Carpeted, ceiling coving, radiator, fitted wardrobe; double glazed windows with venetian blinds.

#### Bedroom

3.64m x 3.38m (11' 11" x 11' 1") Parquet flooring, ceiling coving, radiator, double glazed windows.

#### Bedroom

2.40m x 2.12m (7' 10" x 6' 11") Carpeted, ceiling coving, radiator; double glazed window with venetian blinds.

#### Family Bathroom

Vinyl flooring, tiled walls; corner-bath with shower-mixer; shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan; double glazed windows with roller blind; access to loft.

### EXTERNAL

#### Front Garden

Off street parking for 2 cars; flowerbed.

#### Rear Garden

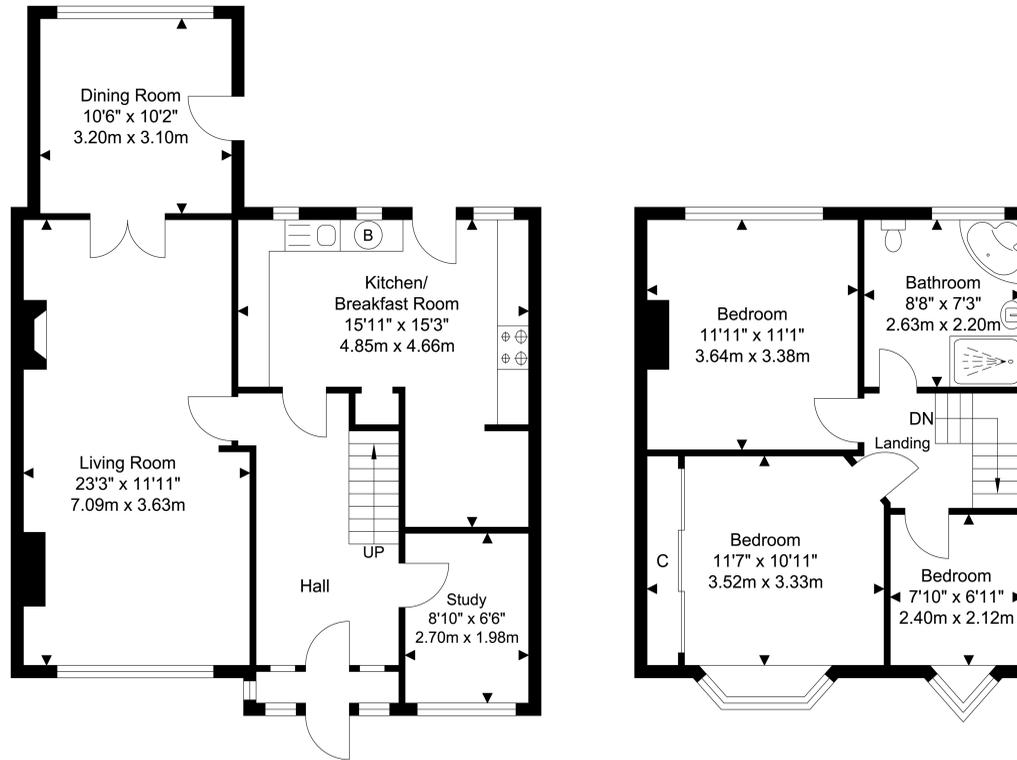
Approximately 70ft; patio, lawn, flowerbeds, outdoor tap; shed.

#### Information:

- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.4 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.9 miles (approx) to Danson Park & Lake
- 1.3 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
752.28 SQ.FT.  
(69.89 SQ.M.)



First Floor  
Approximate Floor Area  
471.99 SQ.FT.  
(43.85 SQ.M.)

TOTAL APPROX FLOOR AREA 1224.28 SQ. FT / 113.74 SQ. M  
For Identification Purposes Only.

