



£625,000 Freehold



Marlborough Road, Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached house situated on a sought-after residential road, close to transport links including Bexleyheath station, schools, and amenities. This spacious property comprises 4/5 bedrooms, extended fitted kitchen/breakfast room, large through-lounge, upstairs family bathroom, en-suite shower room, and utility room/downstairs cloakroom.

Further benefits include large outbuilding, off street parking for 2 cars, air-conditioning, gas central heating, double glazing, and approximately 50ft rear garden.

Total Internal Area approx: 1,672.60 sq ft (155.39 sq m). EPC Rating D68

## FEATURES

- 1930's semi-detached house
- 4/5 bedrooms
- Large through-lounge
- Extended fitted kitchen / breakfast room
- Upstairs family bathroom
- En-suite shower room
- Utility room / cloakroom
- Large outbuilding
- Off street parking for 2 cars
- 50ft (approx) rear garden





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Porch

Wood flooring, double glazed.

#### Entrance Hall

Wood flooring, ceiling coving, understairs storage.

#### Living Room / Dining Room

7.18m x 3.95m (23' 7" x 13' 0") Wood flooring, ceiling coving, 2 radiators, double glazed windows.

#### Kitchen / Breakfast Room

6.93m x 2.50m (22' 9" x 8' 2") Tiled flooring; range of soft-closing wood wall and base units with granite worktop and upstands; fitted wine fridge; stainless steel sink and drainer unit; drinking water filter tap; stainless steel extractor hood, integrated dishwasher, fitted Neff microwave, fitted Neff coffee machine, space and connections for range-style cooker; space and connections for American-style fridge/freezer; double glazed windows, double glazed french doors.

#### Utility Room / Cloakroom

Laminate flooring, heated towel-rail, w/c, wash-hand basin; space and connections for washing machine; space and connections for dryer.

#### Bedroom

8.17m x 1.97m (26' 10" x 6' 6") Laminate flooring, radiator, double glazed window.

### FIRST FLOOR

#### Landing

Laminate flooring; access to loft.

#### Bedroom

3.67m x 3.51m (12' 0" x 11' 6") Laminate flooring, radiator, air-conditioning, double glazed windows.

#### En-suite Shower Room

1.97m x 1.77m (6' 6" x 5' 10") Tiled flooring, tiled walls; shower enclosure with ceiling-pumped thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed windows.

#### Bedroom

4.46m x 3.67m (14' 8" x 12' 0") Laminate flooring, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

2.66m x 2.04m (8' 9" x 6' 8") Laminate flooring, radiator, double glazed windows.

#### Bedroom

4.38m x 1.95m (14' 4" x 6' 5") Laminate flooring, radiator, double glazed windows.

#### Family Bathroom

2.33m x 1.81m (7' 8" x 5' 11") Tiled flooring, tiled walls; bath with hydro massage shower over; vanity unit with wash-hand basin; w/c, heated towel-rail, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking for 2 cars; walled, privet bush.

#### Rear Garden

Approximately 50ft; patio, lawn, outdoor tap.

#### Outbuilding

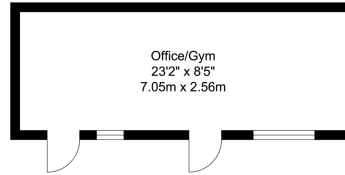
7.05m x 2.56m (23' 2" x 8' 5") Double glazed windows.

#### Information:

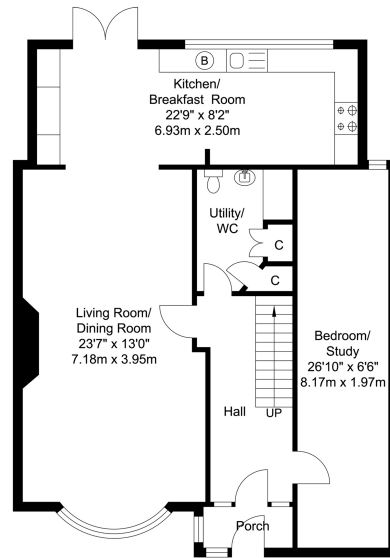
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- 0.4 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.5 miles (approx) to Danson Park & Lake
- 1.0 miles (approx) to Broadway Shopping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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

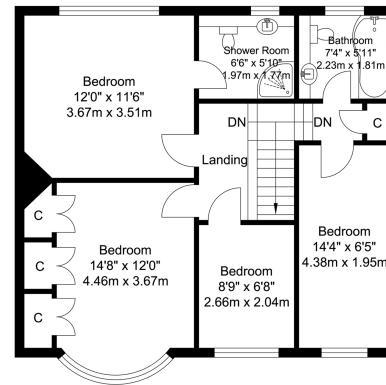
# FLOORPLAN



Outbuilding  
Approximate Floor Area  
194.28 SQ.FT.  
(18.05 SQ.M.)



Ground Floor  
Approximate Floor Area  
857.45 SQ.FT.  
(79.66 SQ.M.)



First Floor  
Approximate Floor Area  
620.86 SQ.FT.  
(57.68 SQ.M.)

TOTAL APPROX FLOOR AREA 1672.60 SQ. FT / 155.39 SQ. M  
For Identification Purposes Only.

