

RE/MAX
SELECT

£625,000 Freehold



Holmesdale Road, Bexleyheath



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this extended 1930s semi-detached house, close to schools, amenities, and transport links including Bexleyheath Station. This well presented property comprises 4/5 bedrooms, large through-lounge, extended fitted kitchen/breakfast room, conservatory, office/fifth bedroom, upstairs family bathroom, and separate upstairs cloakroom. Further benefits include double glazing, gas central heating, 75ft (approx) south-facing rear garden, and off street parking for 2 cars.

Total Internal Area approx: 1,345.59 sq ft (125.01 sq m). EPC D61.





ROOM DESCRIPTIONS

GROUND FLOOR

Porch

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

Entrance Hall

Karndean flooring, picture rail, dado rail; radiator with cover; understairs cupboards.

Through Lounge

8.01m x 3.48m (26' 3" x 11' 5") Karndean flooring, ceiling coving, gas fireplace; 2 radiators with covers; double glazed windows with blind; uPVC double glazed patio door to conservatory.

Kitchen / Breakfast Room

3.98m x 3.90m (13' 1" x 12' 10") Vinyl flooring, ceiling coving; range of soft-closing wood wall and base units with granite worktops and upstands; composite sink and drainer unit; fitted gas hob, stainless steel extractor hood, fitted oven/grill, integrated fridge/freezer, integrated dishwasher, integrated washing machine; breakfast bar with granite worktops and upstands; radiator; double glazed windows with venetian blinds; door to garden.

Conservatory

2.88m x 2.65m (9' 5" x 8' 8") Tiled flooring, radiator, double glazed windows, uPVC double glazed french doors.

Office / Bedroom

5.33m x 1.96m (17' 6" x 6' 5") Karndean flooring, ceiling coving, dado rail, radiator; double glazed window with blind.

FIRST FLOOR

Carpeted, picture rail, dado rail; access to loft.

Bedroom

3.50m x 3.50m (11' 6" x 11' 6") Carpeted, picture rail, fitted wardrobes, radiator, double glazed windows.

Bedroom

3.83m x 3.40m (12' 7" x 11' 2") Carpeted, picture rail, fitted wardrobes, radiator, double glazed windows.

Bedroom

4.65m x 1.97m (15' 3" x 6' 6") Carpeted, picture rail, radiator; double glazed window with roller blind.

Bedroom

2.40m x 1.80m (7' 10" x 5' 11") Carpeted, radiator; double glazed window with blind.

Family Bathroom

2.73m x 2.54m (8' 11" x 8' 4") Tiled flooring, part-tiled walls; bath with shower-mixer; shower enclosure with thermostatic shower; vanity unit with wash-hand basin; w/c, heated towel-rail; double glazed window with roller blind.

Cloakroom

Tiled flooring, part-tiled walls, wash-hand basin, w/c, wall-mounted vanity units, radiator; double glazed window with roller blind.

EXTERNAL

Front Garden

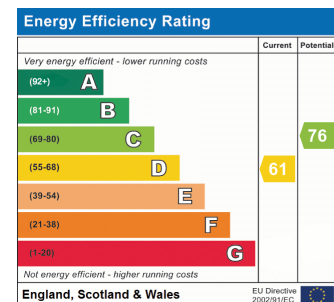
Off street parking for 2 cars; mature bushes.

Rear Garden

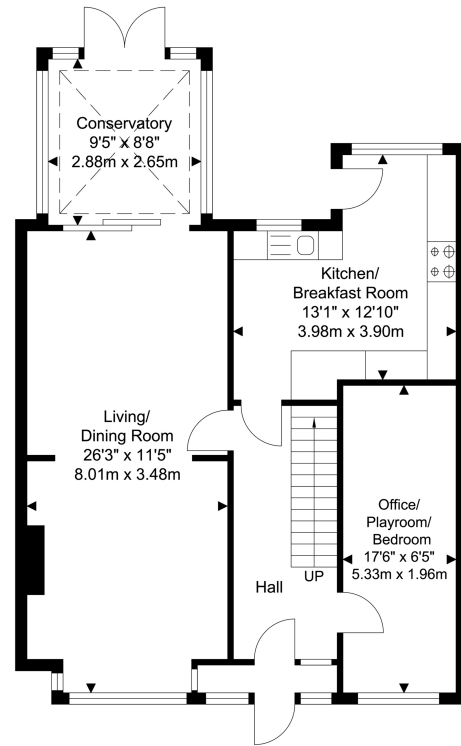
Approximately 75ft, south-facing; mainly laid to lawn; patio, flowerbeds, outdoor tap; 2 sheds.

Information:

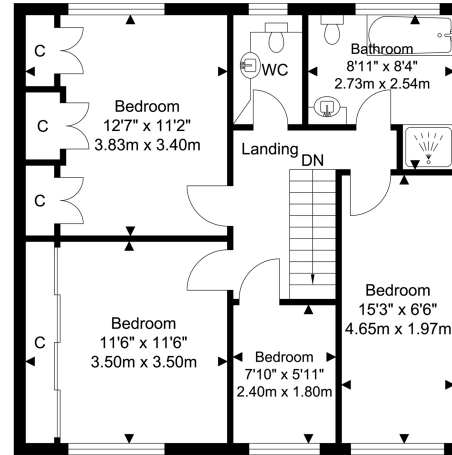
- Close to sought-after schools incl 4 grammar schools
- Easy access to A2 / M25
- 0.4 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.7 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- 0.4 miles (approx) to Danson Park & Lake
- 1.0 miles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



FLOORPLAN



Ground Floor
Approximate Floor Area
750.56 SQ.FT.
(69.73 SQ.M.)



First Floor
Approximate Floor Area
595.02 SQ.FT.
(55.28 SQ.M.)

TOTAL APPROX FLOOR AREA 1345.59 SQ. FT / 125.01 SQ. M
For Identification Purposes Only.

