



PROPERTY DESCRIPTION

GUIDE PRICE £500,000 - £525,000 • 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 property comprises 3 bedrooms, living room, large family room/dining room, fitted kitchen, utility room / dining room, and upstairs family bathroom. Further benefits include double glazing, gas central heating, integral garage, off street parking, and 65ft (approx) garden.

Total Internal Area approx: 1,263.89. sq ft (117.42 sq m). EPC D58

FEATURES

- Semi-detached house
- 3 bedrooms
- Living room
- Family room / dining room
- Fitted kitchen
- Utility room / dining room

- Upstairs family bathroom
- Garage
- Off street parking
- 65ft (approx) rear garden
- Double glazing & gas central heating
- New roof 2025





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, ceiling coving, dado rail, radiator, understairs cupboards.

Living Room

4.00m x 3.94m (13' 1" x 12' 11") Carpeted, ceiling coving, radiator, decorative fireplace, double glazed windows.

Family Room / Dining Room

 $5.84m \times 3.65m (19' 2" \times 12' 0")$ Laminate flooring, ceiling coving, 2 radiators; UPVC double glazed patio door.

Kitchen

 $2.68 \,\mathrm{m} \times 2.08 \,\mathrm{m}$ (8' 10" x 6' 10") Laminate flooring; range of wood wall and base units with complementary worktops and upstands; tiled splashback; stainless steel sink and drainer unit; fitted double oven and grill; fitted gas hob, stainless steel extractor hood.

Utility Room / Dining Room

 $3.22 \,\mathrm{m} \times 1.86 \,\mathrm{m}$ (10' 7" x 6' 1") Vinyl flooring, ceiling coving, radiator, wall-mounted boiler; space and connections for dishwasher; space and connections for washing machine; dual-aspect double glazed windows; uPVC double glazed door.

FIRST FLOOR

Landing

Carpeted, dado rail, ceiling coving, double glazed window; access to loft.

Bedroom

4.40m x 3.65m (14' 5" x 12' 0") Carpeted, ceiling coving, radiator, double glazed windows.

Bedroom

3.65m x 3.47m (12' 0" x 11' 5") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed windows.

Bedroom

 $2.64m\,x\,2.16m$ (8' 8" x 7' 1") Carpeted, ceiling coving, radiator, double glazed windows.

Family Bathroom

Vinyl flooring; bath with electric shower over; wash-hand basin, w/c, radiator, double glazed windows.

EXTERNAL

Garage

6.76m x 2.20m (22' 2'' x 7' 3'') Electrical power and lighting; hinged doors.

Front Garden

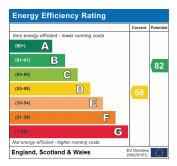
Off street parking; lawn, flowerbeds.

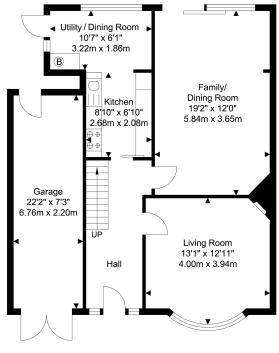
Rear Garden

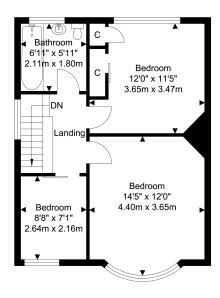
Approximately 65ft; mainly laid to lawn; mature flowerbeds, outdoor tap; shed.

Information:

- New roof (2025)
- 0.5 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.4 miles (approx) to Danson Park & Lake
- 0.4 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 1.2 miles (approx) to Broadway Shopping Centre
- Council Tax: Band E







Ground Floor Approximate Floor Area 791.57 SQ.FT. (73.54 SQ.M.)

First Floor Approximate Floor Area 472.32 SQ.FT. (43.88 SQ.M.)

TOTAL APPROX FLOOR AREA 1263.89 SQ. FT / 117.42 SQ. M For Identification Purposes Only.



