

RE/MAX
SELECT

£775,000 Freehold



24 Edwin Close Kent, Bexleyheath DA7 5QH



PROPERTY DESCRIPTION

RE/MAX are delighted to offer for sale this stunning extended 1930s semi-detached house situated on a popular residential cul-de-sac, close to transport links including Abbey Wood station with Crossrail/Elizabeth Line, amenities, and schools, including Bedonwell Infant, Nursery and Junior Schools. This property comprises 5 bedrooms, large kitchen/dining/family room, living room, utility room, upstairs family bathroom, en-suite shower room, and downstairs shower room.

Further benefits include off street parking, double glazing, gas central heating, underfloor heating (to ground floor), and 115ft (approx) garden.

Total Internal Area approx: 1,643.59 sq ft (152.7 sq m).





ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Herringbone flooring with underfloor heating; understairs cupboard; carpeted stairs with balustrade and wood handrail to landing.

Living Room

5.34m x 3.26m (17' 6" x 10' 8") Carpeted with underfloor heating; feature fireplace; double glazed windows with roller blinds; crittal style doors leading to kitchen/diner.

Reception / Cinema Room

5.35m x 2.40m (17' 7" x 7' 10") Carpeted with underfloor heating; double glazed windows; door leading to utility room.

Open-Plan Kitchen / Diner

9.53m x 6.04m (17' 7" x 6' 04") Herringbone flooring with underfloor heating; range of soft-closing wood wall and base units with complementary worktops; kitchen island with base units and complementary worktops; undermount sink with mixer tap and drainer unit; fitted induction hob, 2 slide-and-hide oven/grills; integrated American-style fridge/freezer, integrated dishwasher, double glazed skylights, double glazed windows; double glazed bi-fold doors leading to rear garden.

Utility Room

Herringbone flooring; range of wall and base units; space and connections for washing machine; space and connections for dryer; cupboard hosting combi-boiler; door leading to rear garden.

Downstairs Shower Room

Tiled flooring, tiled walls; walk-in shower enclosure with thermostatic rainfall fitting; vanity unit with wash-hand basin and mixer tap, heated towel-rail; w/c.

First Floor

Landing

Carpeted, radiator; access to loft.

Master Bedroom

4.71m x 3.14m (15' 5" x 10' 4") Wood flooring, radiator, fitted wardrobes, double glazed windows, opening to ensuite.

Ensuite Shower Room

1.76m x 1.75m (5' 9" x 5' 9") Tiled floors, tiled walls; walk-in shower enclosure with thermostatic rainfall fitting; vanity unit with wash-hand basin and mixer tap; w/c.

Bedroom

4.37m x 3.15m (14' 4" x 10' 4") Wood flooring, radiator, double glazed bay windows.

Bedroom

5.34m x 3.26m (17' 6" x 10' 8") Carpeted, radiator, double glazed windows.

Bedroom

3.62m x 3.15m (11' 11" x 10' 4") Carpeted, radiator, double glazed windows.

Bedroom

3.07m x 2.67m (17' 6" x 10' 8") Carpeted, radiator, double glazed windows.

Family Bathroom

2.90m x 1.78m (9' 6" x 5' 10") Tiled flooring, tiled flooring; panelled bath with shower-mixer; vanity unit with double wash-hand basin and mixer taps; w/c, heated towel-rail, double glazed frosted windows.

External

Front Driveway

Off street parking.

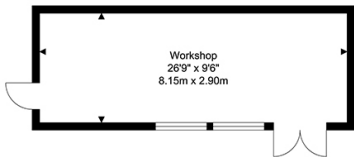
Rear Garden

Approximately 115ft; decking, lawn, outdoor tap, outdoor lighting; workshop/shed.

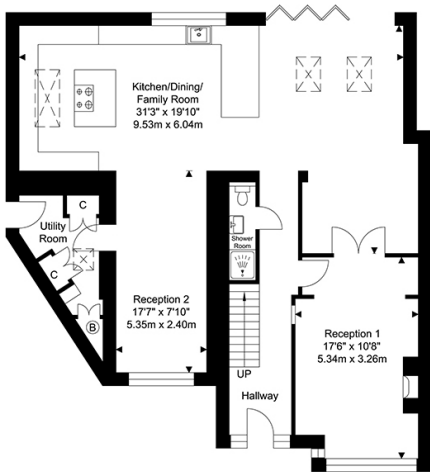
Information

- Close to sought-after schools incl 4 grammar schools
- 1.0 miles (approx) to Bexleyheath Station (direct to 5 London

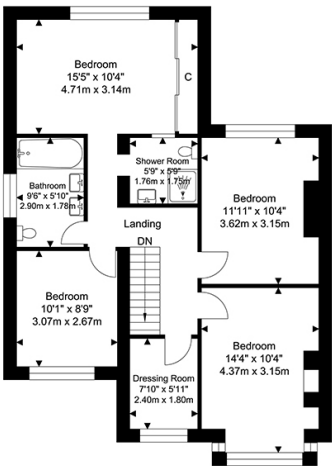
FLOORPLAN



Outbuilding
Approximate Floor Area
254.45 SQ.FT.
(23.64 SQ.M.)



Ground Floor
Approximate Floor Area
1070.47 SQ.FT.
(99.45 SQ.M.)



First Floor
Approximate Floor Area
788.34 SQ.FT.
(73.24 SQ.M.)

TOTAL APPROX FLOOR AREA 2113.27 SQ. FT / 196.33 SQ. M
For Identification Purposes Only.

