



Asking Price £625,000 Freehold



53 Rowan Road, Bexleyheath, Kent DA7
4BN



PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 25 May • 1:00pm - 2:00pm • RE/MAX SELECT are delighted to offer for sale this beautifully extended Victorian semi-detached house boasting many period features, situated on a sought-after residential road, close to amenities, and transport links including Bexleyheath station.

Spanning 2,072.80 sq ft, this spacious property comprises 4 DOUBLE bedrooms, luxury chef's kitchen, breakfast area, dining room, living room, and 2 bathrooms.

Further benefits include 130ft rear garden, outdoor cloakroom, and spacious summerhouse. Total Internal Area approx: 2,072.80 sq ft (192.57 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Parquet vinyl flooring; radiator, ceiling coving.

Living Room

Parquet vinyl flooring; 2 radiators; double glazed bay window; dado rail, ceiling coving, ceiling rose; fireplace with cast-iron log burner, tile hearth and wood mantle.

Dining Room

Parquet vinyl flooring; radiator; dual-aspect double glazed windows; fireplace with cast-iron log burner, granite hearth and granite mantle.

Chef's Kitchen

Parquet vinyl flooring; double glazed windows; range of wood wall and base units with wood worktops and tiled splashback; butler sink with 3-in-1 filter tap; induction hob, extractor hood, 2 electric ovens, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, large pantry cupboard; leading to Open-plan Breakfast Area.

Open-Plan Breakfast Area

Leading from Chef's Kitchen; parquet vinyl flooring; dual-aspect bi-folding doors.

First Floor

Landing

Carpeted.

Bedroom

Carpeted, radiator, ceiling coving, ceiling rose, double glazed windows, cast-iron fireplace.

Bedroom

Carpeted, radiator, ceiling coving, ceiling rose, double glazed windows, cast-iron fireplace.

Bedroom

Carpeted, radiator, ceiling coving, ceiling rose, dado rail, double glazed windows, cast-iron fireplace.

Family Bathroom

Fully-tiled, double glazed windows; bath with concealed mixer tap, hand-held shower attachment and glass screen; wash-hand basin with mixer tap; w/c, heated towel-rail.



Second Floor

Landing

2 fitted wardrobes.

Master Bedroom

Carpeted; dual-aspect double glazed windows; 3 radiators, eaves storage.

En-suite Shower Room

Fully tiled, radiator, double glazed windows; large shower enclosure; wash-hand basin with mixer tap; w/c, eaves storage.

External

Front Garden

Gated.

Rear Garden

Approximately 130ft, landscaped; tiered patio areas; range of flowerbeds, mature trees and shrubs; storage shed; side access.

Outdoor W/C

Brick-built; to side of house.

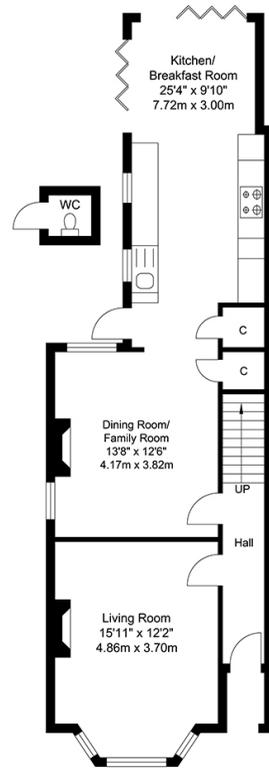
Summerhouse

Electrical power; wi-fi; vinyl flooring, double glazed windows.

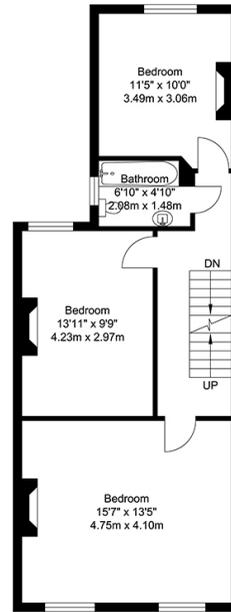
Information

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

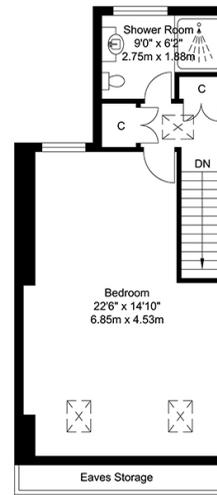
FLOORPLAN



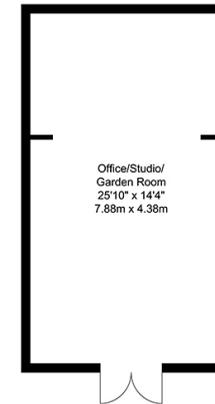
Ground Floor
Approximate Floor Area
690.07 SQ.FT.
(64.11 SQ.M.)



First Floor
Approximate Floor Area
586.41 SQ.FT.
(54.48 SQ.M.)



Second Floor
Approximate Floor Area
424.85 SQ.FT.
(39.47 SQ.M.)



Outbuilding
Approximate Floor Area
371.46 SQ.FT.
(34.51 SQ.M.)

TOTAL APPROX FLOOR AREA 2072.80 SQ. FT / 192.57 SQ. M
For Identification Purposes Only.

