



£600,000 Freehold



Barrington Road, Bexleyheath



## PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this immaculate extended 1930s Feakes&Richards K-type semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This stunning property comprises 4 bedrooms, living room, incredible open-plan kitchen/dining room, upstairs family bathroom, and downstairs cloakroom. Further benefits include large office/garden room, utility room, double glazing, underfloor heating, gas central heating, 60ft (approx) garden, and off street parking for 3 cars.

Total Internal Area approx: 1,315.35 sq ft (122.20 sq m). EPC D56

## FEATURES

- Immaculate extended 1930s Feakes&Richards K-type semi-detached house
- 4 bedrooms
- Open-plan kitchen / dining room
- Living room
- Upstairs family bathroom
- Downstairs cloakroom
- Office / garden room
- Off street parking for 3 cars
- Double glazing & gas central heating
- Underfloor heating





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### Entrance Hall

Ceramic tiled flooring with underfloor heating; ceiling coving, dado-rail; radiator with cover; understairs cupboards.

#### Living Room

4.13m x 3.42m (13' 7" x 11' 3") Laminate flooring, ceiling coving, dado-rail, radiator, double glazed windows.

#### Kitchen / Dining Room

5.42m x 4.14m (17' 9" x 13' 7") Ceramic tiled flooring with underfloor heating; range of soft-closing wall and base units with granite worktops and upstands; pelmet lighting, ceramic sink; Smeg cooker and oven; range-style extractor hood; integrated microwave, fitted wine cooler, integrated fridge, integrated freezer, integrated dishwasher, double glazed windows, double glazed patio doors.

#### Utility Room

1.91m x 1.78m (6' 3" x 5' 10") Ceramic tiled flooring with underfloor heating; space and connections for washing machine; space and connections for dryer.

#### Cloakroom

Ceramic tiled flooring; part-tiled walls; wash-hand basin, w/c; wall-mounted combination boiler; double glazed windows.

#### Bedroom

4.67m x 1.78m (15' 4" x 5' 10") Laminate flooring, ceiling coving, radiator, double glazed windows.

### FIRST FLOOR

#### Landing

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

#### Bedroom

4.11m x 3.26m (13' 6" x 10' 8") Laminate flooring, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

4.15m x 3.26m (13' 7" x 10' 8") Laminate flooring, ceiling coving, radiator, fitted wardrobes, double glazed windows.

#### Bedroom

2.37m x 2.29m (7' 9" x 7' 6") Laminate flooring, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

3.16m x 2.27m (10' 4" x 7' 5") Ceramic tiled flooring; bath with shower-mixer; large shower enclosure with thermostatic shower; wash-hand basin with vanity unit; w/c; wall-mounted vanity unit; heated towel-rail, double glazed windows.

### EXTERNAL

#### Front Driveway

Off street parking for 3 cars.

#### Rear Garden

Approximately 60ft; patio, artificial lawn, flowerbeds, outdoor tap, outdoor powerpoint; shed.

#### Office / Garden Room

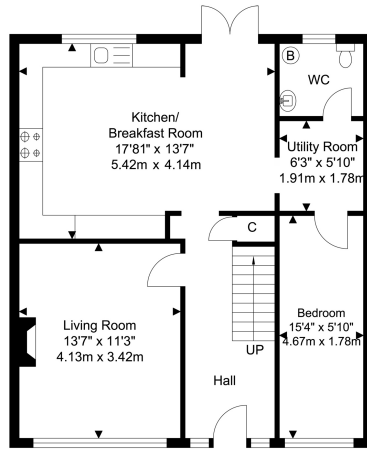
4.30m x 2.76m (14' 1" x 9' 1") Laminate flooring, air-conditioning unit, WiFi connections, double glazed window, double glazed patio doors.

#### Information:

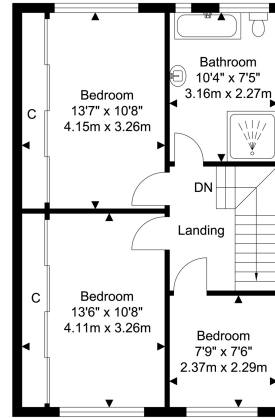
- 0.5 miles to Bexleyheath Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools incl 4 grammar schools
- 0.6 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 0.6 miles (approx) to Danson Park & Lake
- 1.2 miles (approx) to Broadway Shopping Centre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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>56</b>	
(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			

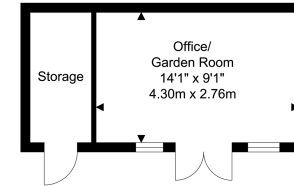
# FLOORPLAN



Ground Floor  
Approximate Floor Area  
657.67 SQ.FT.  
(61.10 SQ.M.)



First Floor  
Approximate Floor Area  
488.35 SQ.FT.  
(45.37 SQ.M.)



Outbuilding  
Approximate Floor Area  
169.31 SQ.FT.  
(15.73 SQ.M.)

TOTAL APPROX FLOOR AREA 1315.35 SQ. FT / 122.20 SQ. M  
For Identification Purposes Only.

