



Guide Price £525,000 Freehold



Hythe Avenue, Bexleyheath, Kent DA7 5NH



PROPERTY DESCRIPTION

GUIDE PRICE £525,000 - £550,000 • RE/MAX SELECT are delighted to offer for sale this extended 1930s Feakes&Richards semi-detached house, close to schools, amenities, and transport links including Bexleyheath station.

This property comprises 3 bedrooms, living room, open-plan family room/dining room, fitted kitchen, upstairs family bathroom, and separate cloakroom. Further benefits include off street parking for 2 cars, storage/utility room, and 65ft (approx) garden, double glazing, and gas central heating.

Total Internal Area approx: 1,226.44 sq ft (113.94 sq m)





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Wood-effect flooring, radiator, understairs cupboard; carpeted stairs leading to first floor.

Living Room

3.64m x 3.32m (11' 11" x 10' 11") Wood-effect flooring, radiator; gas fire with feature surround; double glazed windows.

Family Room

3.60m x 3.35m (11' 10" x 11' 0") Carpeted, gas fire with feature surround; open-plan to dining room.

Dining Room

3.37m x 3.00m (11' 1" x 9' 10") Carpeted, double glazed windows; double glazed door leading to rear garden.

Kitchen

2.68m x 2.27m (8' 10" x 7' 5") Tiled flooring; range of wall and base units with complementary worktops and tiled splashback; stainless steel and drainer with mixer tap; gas hob with stainless steel extractor hood; integrated oven/grill; space and connections for fridge/freezer; cupboard housing boiler, double glazed window; door leading to utility/storage.

Utility / Storage

7.26m x 1.57m (23' 10" x 5' 2") Space and connections for washing machine; space and connections for tumble dryer; space and connections for dishwasher; space and connections for fridge/freezer; double doors leading to front driveway; door leading to rear garden.

First Floor

Landing

Carpeted, double glazed window; access to loft.

Bedroom

3.35m x 3.32m (11' 0" x 10' 11") Wood-effect flooring, radiator, fitted wardrobes, double glazed bay windows.

Bedroom

3.64m x 3.35m (11' 11" x 11' 0") Carpeted, radiator, double glazed windows.

Bedroom

2.40m x 2.28m (7' 10" x 7' 6") Wood-effect flooring, radiator, double glazed bay windows.

Family Bathroom

2.70m x 1.38m (8' 10" x 4' 6") Wood-effect flooring, part-tiled walls; panelled bath with mixer tap and thermostatic shower attachment; vanity unit with wash-hand basin; double glazed frosted window.

Cloakroom

Wood-effect flooring, w/c, double glazed frosted window.

External

Front Driveway

Off street parking for 2 cars; lawn; mature shrubs and bushes.

Rear Garden

Approximately 65ft; patio area, lawn; mature bushes, shrubs and trees; outdoor tap, outdoor light; access to garden room.

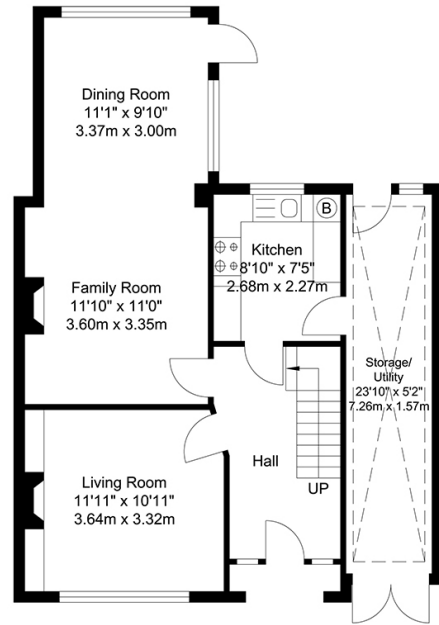
Garden Room

4.00m x 2.30m (13' 1" x 4' 6")

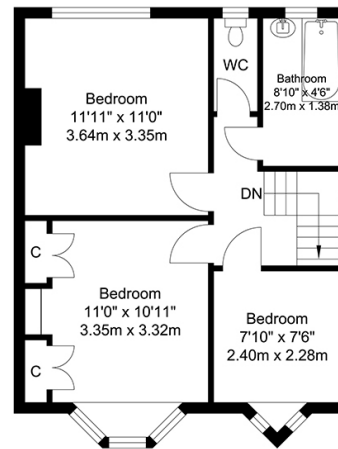
Information

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

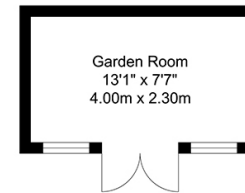
FLOORPLAN



Ground Floor
Approximate Floor Area
678.66 SQ.FT.
(63.05 SQ.M.)



First Floor
Approximate Floor Area
448.74 SQ.FT.
(41.69 SQ.M.)



Garden Room
Approximate Floor Area
99.02 SQ.FT.
(9.20 SQ.M.)

TOTAL APPROX FLOOR AREA 1226.44 SQ. FT / 113.94 SQ. M
For Identification Purposes Only.

