

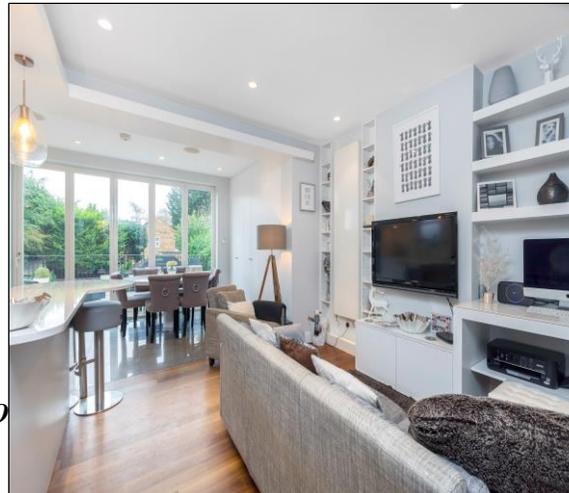


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6 Hill Crescent, Bexley, Kent, DA5 2DB



NO CHAIN - POTENTIAL TO MEET STAMP DUTY HOLIDAY EXTENSION. This charming and beautifully presented property is situated within the sought after Hill Crescent. This four bedroom, three bathroom detached family home has been refurbished and extensively re-designed to a high specification throughout. The property is in an enviable location as it falls within the catchment area of many popular Bexley and Dartford grammar schools. Bexley Village and all the amenities that Bexley has to offer, is within short walking distance. Viewing of this property comes highly recommended...



**** NO CHAIN –***

POTENTIAL TO MEET STAMP DUTY HOLIDAY EXTENSION * FOUR BEDROOM

**** STUNNING KITCHEN/DINER ****

**** THREE BATHROOMS * SECLUDED REAR GARDEN ****

**** EASY ACCESS FOR LOCAL SCHOOLS ****

**** BEAUTIFULLY APPOINTED THROUGHOUT ****

**** SELF-CONTAINED OFFICE * GREAT POTENTIAL TO EXTEND STPP ****

**** PRICE Guide Price £850,000 - £900,000..... PR1***

**** GARAGE AND PRIVATE DRIVEWAY ****

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.



ENTRANCE HALL: Substantial front door. Double glazed window to side. Radiator. Walnut hardwood flooring. Bespoke floor to ceiling cloaks cupboard.

CLOAKROOM: Double glazed window to side. Low flush wc. Corner wash hand basin with built in storage cupboard. Tiled floor. Under stair storage cupboard.

RECEPTION 1: 13' 6" x 13' 6" (4.11m x 4.11m) Double glazed bay window to front. Radiator. Bespoke built in storage cupboards. Walnut hardwood flooring.



SITTING AREA OPEN TO KITCHEN/DINER: 11' 8" x 11' 7" (3.55m x 3.53m) Bespoke built in storage cupboards. Walnut hardwood flooring. Vertical radiator.

OPEN PLAN KITCHEN / DINING/LOUNGE AREA: 21' 2" x 17' 10" (6.45m x 5.43m) Double glazed window. Double glazed bi-fold doors to garden. Modern fitted kitchen. NEFF double oven & integrated microwave, hob and extractor fan. Integrated dishwasher and fridge freezer. Under floor heating. Island. Bespoke hand-built floor to ceiling storage cupboards. Tiled floor.

UTILITY AREA: Plumbed for washing machine and separate tumble dryer. Vaillant combi boiler. Water softener. Double glazed window. Storage cupboards.

LANDING: Loft access and ladder. Double glazed window to side. Fitted carpet.



MAIN BEDROOM: 15' 1" x 10' 0" (4.59m x 3.05m) Double glazed window to front and side. Walnut hardwood flooring. Bespoke hand-built wardrobes and storage cupboards.

EN-SUITE TO MASTER: Walk in shower cubicle. Low flush wc. Wash hand basin. Heated towel rail. Storage cupboards. Tiled floor.

BEDROOM 2: 13' 10" x 7' 8" (4.21m x 2.34m) Double glazed window to rear. Bespoke hand-built wardrobes. Fitted carpet. Radiator. Airing cupboard with mega-flor.

EN-SUITE TO BEDROOM 2: 8' 5" x 6' 2" (2.56m x 1.88m) Double glazed window to rear. Walk in shower cubicle. Low flush wc. Wash hand basin. Built in storage cupboard. Limestone tiled floor. Heated towel rail.

BEDROOM 3: 16' 8" x 11' 0" (5.08m x 3.35m) Double glazed window to front. Radiator. Fitted carpet. Bespoke hand built wardrobes and storage cupboards.

BEDROOM 4: 10' 0" x 6' 0" (3.05m x 1.83m) Double glazed window to rear. Bespoke hand built wardrobe, storage cupboard and shelving. Radiator. Walnut hardwood flooring.

BATHROOM: 9' 7" x 6' 7" (2.92m x 2.01m) Double glazed window to side. Low flush wc. Wash hand basin. Panelled bath. Heated towel rail. Radiator. Ceramic tiled floor. Bespoke hand built storage cupboards.

GARDEN: *Approx 70' (21.32m) Raised decked terrace. Staircase to secluded lawned garden. Side access and under storage under terrace.*

GARAGE: *30' in length via generous private driveway.*

OUTBUILDING: *11' 1" x 11' 0" (3.38m x 3.35m) Self contained office. Services and heated.*

EPC RATING D