



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Cold Blow Crescent, Bexley, Kent, DA5 2DS
Guide Price £725,000-£750,000

We are delighted to offer this beautifully presented four / five bedroom detached bungalow, situated in a much sought after road and very conveniently placed for Bexley Village, good schools and major transport links. The sellers have, within the last two years, completely updated and refurbished the bungalow throughout to a very high standard, which includes a lovely open plan kitchen / dining / living area extension to the rear. In addition the garage could be easily converted into another room and the utility room has the necessary infrastructure in place to add a further bathroom. With other features to note which include double glazing, gas central heating, travertine flooring, high quality fixtures and fittings throughout, 94' garden backing onto fields, off road parking for up to four cars and no forward chain, your earliest viewing would be highly recommended.

Ref: BX11111214

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance Hall

Double glazed part glazed front door. Two radiators. Travertine flooring and skirting. Access to loft. Built in cupboard. LED downlighters.

Open Plan Kitchen / Family Room

25' 5" x 23' 10" (7.74m x 7.26m) Beautifully fitted with a matching range of base and wall units with quartz worktops. 'AEG' ceramic hob with extractor above. Larder style integrated fridge and separate freezer. Four built in 'Zanussi' ovens which include a plate warmer and microwave. Superb and very large central island unit, with quartz worktop and incorporating a sink unit with flexible mixer tap and two integrated dishwashers under. LED downlighters. Travertine flooring and skirting throughout. Radiator and church radiators. Bi-fold doors with blinds to garden.

Snug / Bedroom 5

9' 10" x 9' 7" (2.99m x 2.92m) Double glazed window to side with louvre shutters. Carpet. Radiator. Display shelves and recess for a 65" wall mounted TV.

Bedroom 1

13' 5" x 10' 0" (4.09m x 3.05m) Double glazed window to front with louvre shutters. Carpet. Radiator. Built in wardrobes with sliding mirror doors.

Bedroom 2

10' 11" x 9' 10" (3.32m x 2.99m) Double glazed window to front with louvre shutters. Carpet. Radiator. Fitted wardrobes.

Bedroom 3

9' 10" x 9' 5" (2.99m x 2.87m) Double glazed window to side. Louvre shutters. Carpet. Radiator. Fitted wardrobes.

Bedroom 4

9' 10" x 9' 9" (2.99m x 2.97m) Double glazed window to side. Carpet. Radiator. Fitted wardrobes.



Bathroom

Panelled bath with independent shower and separate mixer hand shower attachment with folding shower screen. Tiled flooring and walls. LED downlighters. Velux window. Chrome towel radiator. Pedestal wash hand basin.

Separate WC

Low flush wc. Tiled flooring and walls. Wash hand basin. LED downlighters. Chrome towel radiator.

Inner Lobby

Travertine flooring. Two velux windows. Double glazed door to garden. Access to garage.

Utility Room

15' 4" x 5' 3" (4.67m x 1.60m) Double glazed window to rear. Tiled flooring. LED downlighters. Space for washing machine and tumble dryer. Wall mounted boiler. Infrastructure in place to add a wc and basin etc.

Garden

94' 2" x 31' 7" (28.68m x 9.62m) Patterned concrete patio, leading to a large lawned area which is fully fenced. Garden shed.

Garage / Storage

13' 11" x 9' 6" (4.24m x 2.89m) Solid folding doors. Power and light.

Frontage

Patterned concrete driveway with off road parking for up to four cars.

