



**Portman Close, Bexley, Kent, DA5 2AQ**  
**Offers in the Region Of £850,000**

**Park Estates are delighted to offer onto the market this well presented and extended four bedroom detached house. Located within a quiet road, the property offers convenient access to popular local schools, Dartford Heath, local shops and transport links. This ideal and spacious family home comprises of entrance porch, entrance hall, two reception rooms, utility room, ground floor wc, boot room and a luxury fitted kitchen / dining and living space to the rear. To the first floor there is a modern luxury shower room and four good sized bedrooms - one with an ensuite. Additional benefits to note include off street parking, garage, landscaped rear garden, air conditioning, underfloor heating, gas central heating and an out-building with power and light. Viewing is highly recommended.**

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Ref: BX11111367

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 Porch**

Double glazed frosted window to front. Composite front door. Engineered oak flooring. Coving. Spotlights.

### **Entrance Hall**

Engineered oak flooring. Coving. Spotlights. Radiator.

### **Reception 1**

**20' 5" x 11' 6" (6.22m x 3.50m)** Engineered oak flooring. Gas fire and feature surround. Coving. Two radiators. Double glazed window to front.

### **Reception 2**

**12' 7" x 9' 8" (3.83m x 2.94m)** Engineered oak flooring. Double glazed window to front and double glazed doors to side. Radiator. Spotlights. High gloss wall and base units.

### **WC**

Tiled flooring. Radiator. Low level wc. Wash hand basin in vanity unit. Spotlights. Double glazed frosted window to side.

### **Boot Room**

Tiled flooring. Base units. Wall mounted boiler. Coving. Spotlights. Double glazed window to side.

### **Utility Room**

Tiled flooring. Electric fan oven. Range of wall and base units. Integral washing machine. Inset sink and mixer taps. Double glazed window to side.

### **Kitchen / Dining / Living Area**

**30' 7" x 13' 11" (9.31m x 4.24m)** Engineered oak flooring. Two double glazed bi-folding French doors to rear. Two double glazed velux windows to rear. Underfloor heating. Range of wall and base units. 'Neff' steam oven. Electric fan oven. Plate warmer. Electric induction hob. Extractor hood. Island unit and breakfast bar. Feature lighting. Integral dishwasher, microwave and fridge freezer. Inset double sink and taps.

### **Landing**

Carpet. Coving. Spotlights. Loft access with power and light.



### **Bedroom 1**

**16' 0" x 14' 4" (4.87m x 4.37m)** Carpet. Double glazed window to rear. Radiator. Spotlights. Coving. Air conditioning.

### **Ensuite**

Fully tiled. Shower cubicle. Low level wc. Pedestal wash hand basin. Spotlights. Heated towel rail. Extractor fan.

### **Bedroom 2**

**11' 6" x 11' 3" (3.50m x 3.43m)** Carpet. Radiator. Double glazed window to rear. Coving. Air conditioning. Spotlights. Wardrobe.

### **Bedroom 3**

**9' 1" x 8' 8" (2.77m x 2.64m)** Carpet. Radiator. Double glazed window to front. Coving. Spotlights.

### **Bedroom 4**

**8' 9" x 7' 7" (2.66m x 2.31m)** Carpet. Radiator. Double glazed window to front. Fitted wardrobes. Coving.

### **Wet Room**

Fully tiled. Wall mounted wash hand basin in vanity unit. Low level wc. Shower. Spotlights. Extractor fan. Double glazed frosted window to front. Heated towel rail. Wall mounted feature LED mirror.

### **Garden**

**47' 1" x 40' 0" (14.34m x 12.18m) (approx)** Patio. Lawn. Shrubs. Side and rear access. Shed.

### **Summerhouse**

**15' 9" x 11' 11" (4.80m x 3.63m)** Engineered oak flooring. Air conditioning. Double glazed patio doors. Power and light. Base units. Double glazed window to side. Feature external lighting.

### **Front Garden**

Lighting. Off street parking via resin driveway. Lawn.

### **Garage**

**17' 6" x 7' 10" (5.33m x 2.39m)** Electric door. Power and light.

### **Council Tax**

Band F.

