



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | 87 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Weir Road, Bexley, Kent, DA5 1BJ
Guide Price £600,000-£625,000

Spacious three double bedroom house, located within a gated development, in the heart of Bexley Village, giving convenient access to all local amenities including popular local schools, shops, Bexley Station and all other transport links. Built in 2013, this ideal family home comprises of entrance hall, ground floor wc, modern fitted kitchen and a reception room. To the first floor there is a family bathroom and two double bedrooms. The master bedroom with ensuite can be found on the 2nd floor. Benefits to note include double glazing, gas central heating, secluded rear garden and two allocated parking spaces. Viewing is highly recommended.

Ref: BX1111105

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 window to front. Double glazed composite front door. Laminate flooring. Understairs storage cupboard.



Kitchen

14' 2" x 8' 4" (4.31m x 2.54m) Tiled flooring. Range of white high gloss wall and base units. Gas hob. Extractor hood. Double inset sink and mixer taps. Double glazed window to front. Gas hob. Electric fan oven. Radiator. Spotlights. Integral dishwasher and washing machine.



Ground Floor WC

Tiled flooring. Part tiled walls. Radiator. Low level wc. Wash hand basin. Spotlights. Extractor fan.

Reception 1

17' 3" x 15' 9" (5.25m x 4.80m) Laminate flooring. Double glazed window to rear. French doors to rear. Two double glazed velux windows to rear. Two radiators.



Landing

Carpet. Radiator.

Bedroom 2

15' 9" x 11' 3" (4.80m x 3.43m) Carpet. Two double glazed windows to rear. Two radiators. Fitted wardrobes.



Bedroom 3

15' 10" x 10' 5" (4.82m x 3.17m) Carpet. Two radiators. Two double glazed windows to front. Fitted wardrobes.



Bathroom

Tiled flooring. Panelled bath with shower over. Wash hand basin. Low level wc. Heated towel rail. Part tiled walls. Spotlights. Extractor fan.



2nd Landing

Carpet. Storage cupboard.

Bedroom 1

23' 5" x 13' 6" (7.13m x 4.11m) Double glazed window to front. Fitted wardrobes. Carpet. Radiator.

Ensuite

Tiled flooring. Part tiled walls. Shower cubicle. Wall mounted wash hand basin. Low level wc. Heated towel rail. Double glazed velux window to rear.



Garden

18' 4" x 17' 9" (5.58m x 5.41m) (approx) Patio. Shrubs. Artificial grass. Shed. Rear access. Outside tap.

Parking

Two allocated parking spaces.

Agent's Notes

There is a small annual fee of approximately £300 for the gated development.

