



**Hill Crescent, Bexley DA5 2DB**  
**Guide Price £1,250,000**

Located within one of Bexley's premier roads and just a short walk from Old Bexley Village and all local amenities including shops, schools, Bexley Station and all other transport links, is this impressive five bedroom detached house. This stunning house is well presented by the current vendors and offers versatile and spacious living accommodation set over four levels. On the ground floor there is a spacious entrance hall, luxury fitted kitchen / diner, two reception rooms, large conservatory, utility room and a ground floor wc. To the lower ground floor there is an impressive games room with kitchen, pool room with hydro pool, bi-folding doors to the garden, storage and a shower room. To the first floor there is a luxury family bathroom and four bedrooms - one of which boasts an ensuite. To the 2nd floor there is a bedroom, study, dressing area and wc. Benefits to note include double glazing, gas central heating, CCTV, off street parking, integral garage and a landscaped rear garden with stunning views overlooking horses' fields. Viewing is highly recommended.

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Ref: BX1111154

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

'Amtico' flooring. Double glazed hardwood front door. Radiator with cover. Understairs storage cupboard. Coving.

### Reception 1

21' 11" x 14' 1" (6.68m x 4.29m) Carpet. Coving. Ceiling rose. Double glazed window to side. Three radiators. Double glazed French doors to rear. Feature LED fireplace and feature surround. Wall lights.

### Reception 2

15' 2" x 10' 8" (4.62m x 3.25m) Herringbone wood flooring. Double glazed window to rear. Two single glazed windows to side. Double glazed door to garden. Wall lights. Coving.

### Kitchen / Diner

15' 4" x 10' 2" (4.67m x 3.10m) 'Amtico' flooring. Double glazed leaded window to front and side with shutter blinds. Double glazed leaded door to side. Spotlights. Range of wall and base units. Wood effect work surfaces and breakfast bar. Part tiled walls. Double ceramic sink, drainer and mixer taps. Extractor hood. 'Kenwood' gas oven. Integral microwave. Dishwasher. Radiator.

### Inner Lobby

'Amtico' flooring. Wall lights.

### Ground Floor WC

'Amtico' flooring. Double glazed frosted window to side. Wash hand basin in vanity unit. High wall mounted wc. Radiator. Wall lights.

### Conservatory

20' 5" x 15' 8" (6.22m x 4.77m) 'Amtico' flooring. Radiator. Double glazed French doors to side. Air conditioning. Wall lights.

### Lower Ground Floor

#### Games Room

22' 9" x 13' 7" (6.93m x 4.14m) Laminate flooring. Double glazed French doors to rear. Two radiators. Storage cupboard. Range of wall and base units. Wine cooler. Ceramic sink, double drainer and mixer taps. Part tiled walls. Spotlights.

#### Pool Room

32' 0" x 11' 11" (9.75m x 3.63m) Tiled flooring. Part tiled walls. Double glazed window to rear. Double glazed bi-folding doors to side. Sky dome. Spotlights. Hydro pool. Boiler cupboard.

#### Shower Room

Tiled flooring. Heated towel rail. Shower cubicle. Part tiled walls. Spotlights.

#### Lower Ground Floor WC

Low level wc. Wash hand basin. Tiled flooring.

#### 1st Floor Landing

Carpet. Coving.



### Bedroom 1

21' 11" x 14' 6" (6.68m x 4.42m) Half panelled walls. Window seat. Two double glazed windows to rear. Radiator. Coving. Wall lights.

### Ensuite

Fully tiled. Wash hand basin in vanity unit. Heated towel rail. Low level wc. Double glazed frosted window to side. Bath with shower over. Coving. Spotlights. Extractor fan.

### Bedroom 2

19' 4" x 7' 3" (5.89m x 2.21m) Carpet. Two double glazed leaded windows to front. Fitted wardrobes. Coving. Radiator.

### Bedroom 3

12' 8" x 7' 3" (3.86m x 2.21m) Double glazed window to side. Carpet. Coving. Radiator. Fitted wardrobes.

### Bedroom 4

15' 1" x 10' 9" (4.59m x 3.27m) Carpet. Double glazed window to rear and side. Fitted wardrobes. Radiator.

### Bathroom

Fully tiled. Wall mounted TV. Bath. Wall mounted wash hand basin in vanity unit. Shower. Double glazed frosted leaded window to front. Two double glazed frosted windows to side. Feature LED lighting. Coving. Spotlights.

### 2nd Floor Landing

### Bedroom 5

12' 3" x 10' 5" (3.73m x 3.17m) Double glazed window to side. Carpet. Radiator.

### Reception / Bedroom 6

14' 10" x 11' 2" (4.52m x 3.40m) Double glazed velux window to rear. Carpet. Radiator. Spotlights.

### Dressing Room / Study

15' 2" x 10' 0" (4.62m x 3.05m) Laminate flooring. Double glazed window to rear. Eaves storage. Radiator. Spotlights.

### WC

Laminate flooring. Low level wc. Wall mounted wash hand basin in vanity unit. Spotlights. Extractor fan.

### Rear Garden

82' 4" x 62' 2" (25.08m x 18.93m) (approx) Beautifully landscaped with views overlooking horses' field. Artificial grass. Porcelain tiles. Patio area. Mature shrubs. Feature lighting. Power points. Side access. Outside taps. Hot tub. Shed.

### Front Garden

Block paved with off street parking for ample cars. Wall mounted lighting. Shrubs.

### Integral Garage

11' 5" x 9' 11" (3.48m x 3.02m) Electric up and over door. Power and light.

### Council Tax

Band G.

