



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Meadowview Road, Bexley, Kent, DA5 1HP
Guide Price £600,000-£625,000

Located within a popular road accessing Bexley Village, popular local schools, Bexley Woods, walking distance to Bexley Station and close to all other transport links, is this extended four bedroom semi detached house. This ideal family home offers good sized accommodation comprising of entrance porch, entrance hall, one reception room, fitted kitchen / breakfast room and a conservatory. To the first floor there is a bathroom and four bedrooms. Benefits to note include double glazing, gas central heating, off street parking, front and rear gardens and a garage. There is also potential to extend further, subject to relevant planning consents. **Viewing is highly recommended.**

Ref: BX1111197

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

Laminate flooring. Wall mounted lights.
Double glazed door.

Entrance Hall

Double glazed composite front door. Radiator.
Coving. Carpet. Double glazed frosted
window to side. Understairs storage cupboard.

Reception 1

24' 6" x 12' 1" (at widest point) (7.46m x
3.68m) Carpet. Two radiators. Coving.
Double glazed bay window to front. Electric
fire with feature surround.



Kitchen / Breakfast Room

20' 5" x 7' 6" (6.22m x 2.28m) Vinyl flooring.
Double glazed window and door to rear. Part
tiled walls. Range of wall and base units.
Under-counter lighting. Extractor hood. Five
ring gas hob. Double electric fan oven.
Plumbed for washing machine and dishwasher.
Coving. Radiator. Inset double sink, drainer
and mixer taps.



Conservatory.

11' 1" x 9' 7" (3.38m x 2.92m) Carpet.
Radiator. Double glazed patio door to rear.
Fitted blinds.

Landing

Double glazed frosted window to side. Coving.
Loft access. Carpet.

Bedroom 1

12' 2" x 12' 0" (3.71m x 3.65m) Carpet.
Radiator. Double glazed bay window to front.
Fitted wardrobes.



Bedroom 2

12' 0" x 10' 11" (3.65m x 3.32m) Carpet.
Radiator. Coving. Double glazed window to
rear.

Bedroom 3

12' 5" x 7' 6" (3.78m x 2.28m) Carpet. Fitted
wardrobes. Radiator. Coving. Double glazed
window to rear.

Bedroom 4

8' 5" x 6' 7" (2.56m x 2.01m) Laminate
flooring. Double glazed window to front.
Radiator. Dado rail.



Bathroom

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



Garden

53' 8" x 27' 5" (16.35m x 8.35m) (approx)
Patio. Shrubs. Water feature. Pond. Mainly
laid to lawn. Secluded. Outside tap.

Front Garden

Block paved with off street parking. Shrubs.

Garage

20' 4" x 7' 10" (6.19m x 2.39m) Up and over
door. Rear access. Power and light.

Council Tax

Band E.

