



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



Hartlands Close, Bexley, Kent, DA5 1RL
Guide Price £700,000 - £725,000

Park Estates are delighted to offer onto the market this extended four bedroom detached house, located within a quiet road, just a short walk from Bexley Village and conveniently accessing popular local schools, shops, Bexley Station and all other transport links. This ideal family home is well presented by the current vendors with accommodation comprising of entrance hall, reception room, study, luxury fitted open plan kitchen / dining and living area, utility room and ground floor wc. To the first floor there is a modern bathroom and four well proportioned bedrooms - one of which boasts an ensuite shower room. Benefits to note include double glazing, gas central heating, off street parking, front and rear gardens, integrated 'Neff' kitchen appliances and a wine cooler. Viewing is highly recommended.

Ref: BX1111190

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 composite front door. Radiator. 'Amtico' luxury vinyl flooring.

Reception 1

15' 11" x 15' 1" (4.85m x 4.59m) (not measured into bay) 'Amtico' luxury vinyl flooring. Two radiators. Double glazed window to front. Gas fire and feature surround. Wall lights. Spotlights. Coving.



Kitchen / Dining / Living Room

24' 2" x 15' 0" (7.36m x 4.57m) 'Amtico' luxury vinyl flooring. Two double glazed bi-folding French doors to rear. Two radiators. Coving. Spotlights. Built in ceiling speakers. Induction hob. Extractor hood. Inset sink and mixer taps. Two electric fan ovens. Integrated fridge freezer. Integrated dishwasher. Wine cooler. Island.



Utility Room

Heated towel rail. 'Amtico' luxury vinyl flooring. Range of white high gloss wall and base units. Integrated microwave. Integrated washer / dryer. Inset sink unit and mixer taps. Coving. Spotlights.

Ground Floor WC

'Amtico' luxury vinyl flooring. Low level wc. Double glazed frosted window to side. Wall mounted wash hand basin. Coving. Spotlights.



Study

12' 0" x 7' 8" (3.65m x 2.34m) 'Amtico' luxury vinyl flooring. Double glazed window to front. Coving. Spotlights. Radiator.

Landing

Carpet. Coving. Loft access. Airing cupboard.

Bedroom 1

12' 11" x 12' 1" (3.93m x 3.68m) (not measured into bay) Carpet. Double glazed window to front. Fitted wardrobes. Radiator. Spotlights. Coving.



Ensuite

'Amtico' luxury vinyl flooring. Part tiled walls. Low level wc. Shower cubicle. Wash hand basin in vanity unit. Double glazed frosted window to side. Extractor fan. Spotlights. Heated towel rail.

Bedroom 2

12' 1" x 8' 2" (3.68m x 2.49m) Carpet. Radiator. Coving. Double glazed window to front. Fitted wardrobes.



Bedroom 3

12' 8" x 9' 5" (3.86m x 2.87m) Carpet. Radiator. Double glazed window to rear. Radiator. Coving. Fitted wardrobes.

Bedroom 4

10' 8" x 8' 0" (3.25m x 2.44m) (Approx) Carpet. Radiator. Coving. Spotlights. Double glazed window to rear.



Bathroom

'Amtico' luxury vinyl flooring. Low level wc. Wash hand basin in vanity unit. Panelled bath with shower over. Heated towel rail. Coving. Spotlights.

Garden

31' 4" x 30' 5" (9.54m x 9.26m) (Approx) Lawn. Shed. Patio. Outside tap. Shrubs. Side access.

Front Garden

Off street parking for two cars. Artificial grass. Shrubs. Light.

Council Tax

Band F.

