



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Wansunt Road, Bexley, Kent, DA5 2DH
Price: £1,150,000

Park Estates are delighted to offer onto the market this four bedroom detached house, occupying a generous plot within one of Bexley's most sought after roads, which is just a short walk from Old Bexley Village, with access to popular local amenities and transport links. The property offers a wealth of potential to extend, subject to relevant planning consents, with accommodation currently comprising of entrance hall, ground floor wc, three reception rooms, fitted kitchen / breakfast room and a conservatory. To the first floor there is a landing, shower room, balcony and four bedrooms - two of which boast a 'Jack and Jill' ensuite. Externally the property benefits from a large frontage with two automated gates and a large secluded rear garden backing onto fields. Additional benefits to note include double glazing, gas central heating, integral garage, detached double length garage, ample off street parking and no forward chain.

Ref: BX1111469

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

Solid oak front door. Carpet. Radiator. Dado rail. Double glazed leaded window to side.

Ground Floor WC

Wood flooring. Single glazed leaded window to side. Wash hand basin. Low level wc. Extractor fan. Wall light.

Inner Hall

Carpet. Coving. Radiator. Dado rail. Wall light.

Reception 1

12' 6" x 12' 3" (3.81m x 3.73m) Wood flooring. Coving. Ceiling rose. Radiator. Double glazed leaded window to front. Gas fire and feature surround.

Reception 2

19' 7" x 11' 1" (5.96m x 3.38m) Double glazed leaded windows to front and two to side. Double glazed French doors to rear. Feature fireplace surround. Coving. Two radiators. Wood flooring. Spotlights.

Reception 3

20' 2" x 10' 7" (6.14m x 3.22m) Tiled flooring. Radiator. Double glazed leaded window to side. Two single glazed leaded windows to rear. Single glazed leaded French doors to rear with secondary glazing.

Kitchen / Breakfast Room

22' 8" x 9' 9" (6.90m x 2.97m) Tiled flooring. Double glazed leaded bay window to rear with window seat. Spotlights. Range of wall and base units. Double electric fan oven. Electric hob. Extractor hood. Integrated dishwasher and fridge freezer. Radiator. Ceramic double sink and mixer taps. Part tiled walls. Under-counter lighting. Double glazed door to side and leaded window to side.

Conservatory

14' 9" x 10' 6" (4.49m x 3.20m) Tiled flooring. Double glazed French doors to rear.

Landing

Carpet. Loft access. Wall lights. Dado rail. Single glazed leaded window to side with secondary glazing. Radiator.

Bedroom 1

13' 8" x 12' 7" (4.16m x 3.83m) Carpet. Double glazed leaded window to front. Radiator.



Ensuite

Carpet. Part tiled walls. Double glazed leaded window to front. Bidet. Panelled bath. Low level wc. Wash hand basin in vanity unit. Spotlights. Wall lights. Heated towel rail.

Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m) Carpet. Double glazed leaded window to front. Radiator.

Bedroom 3

10' 0" x 9' 1" (3.05m x 2.77m) Carpet. Fitted wardrobes. Double glazed leaded window to rear. Radiator.

Bedroom 4

10' 0" x 8' 2" (3.05m x 2.49m) Carpet. Fitted wardrobes. Double glazed leaded window to rear. Radiator.

Bathroom

Wood flooring. Bidet. Low level wc. Wash hand basin in vanity unit. Panelled bath. Part tiled walls. Spotlights. Extractor fan. Double glazed leaded window to rear. Heated towel rail.

Shower Room

Shower cubicle. Wood flooring. Part tiled walls. Double glazed leaded window to side. Wash hand basin.

Rear Garden

Shed. Pond. Patio. Feature lighting. Side access. Secluded backing onto fields.

Front Garden

Gated with two automated gates. Block paved. Ample off street parking. Shrubs. Lighting.

Garage

20' 7" x 13' 11" (6.27m x 4.24m) Utility room. Power and light. Up and over door.

Double Garage

35' 10" x 10' 6" (10.91m x 3.20m) Double length. Electric up and over door. Power and lighting.

Council Tax

Band G.

