



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Blendon Road, Bexley, Kent, DA5 1BN
Guide Price: £625,000-£650,000

Ref: BX11111240

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.

Park Estates are delighted to offer this spacious three bedroom semi detached house, which has been extended to the ground floor. Offered with no forward chain, the property comprises of entrance hall and formal lounge with herringbone wood block flooring, extended 2nd reception room and fitted kitchen, utility room, downstairs cloakroom, three spacious bedrooms and a bathroom. Offering potential to extend further subject to normal consents, the property also benefits from double glazing, gas central heating, attached garage which is currently being used as a room, secluded rear garden and ample off road parking. Situated in the very popular Blendon area, with easy access to all amenities and good schooling, your earliest viewing is highly recommended.

Entrance Porch

Fully enclosed.

Entrance Hall

Part glazed front door. Herringbone wood block flooring. Radiator with decorative cover.

Downstairs Cloakroom

Low flush wc. Wash hand basin. Tiled floor and walls.

Lounge

15' 1" x 12' 11" (4.59m x 3.93m) Double glazed leaded light window to front. Herringbone wood block flooring. Radiator. Victorian fireplace.



2nd Reception Room

24' 0" x 11' 4" (7.31m x 3.45m) French doors to garden. Laminate flooring. Feature fireplace. Radiator.



Kitchen

20' 6" x 7' 11" (6.24m x 2.41m) Fitted with a matching range of base and wall units, with wide pan drawers and granite worktops. Stainless steel sink unit with single drainer, mixer tap and cupboards under. Built in oven with ceramic hob and extractor above. Tiled flooring. Double glazed window to rear and side. Plumbing for dishwasher. Boiler cupboard. Door to utility room.



Utility Room

9' 1" x 8' 4" (2.77m x 2.54m) Fitted with base and wall units. Ample appliance space. Tiled flooring. Door to garden and garage which is presently being used as a room.

Landing

Original coloured leaded light window to side. Carpet. Access to loft.

Bedroom 1

15' 1" x 11' 9" (4.59m x 3.58m) Double glazed leaded light window to front and side. Laminate flooring. Built in wardrobes with sliding doors. Radiator.



Bedroom 2

13' 0" x 11' 9" (3.96m x 3.58m) Double glazed window to rear. Carpet. Radiator. Built in wardrobes with sliding doors.

Bedroom 3

7' 9" x 7' 8" (2.36m x 2.34m) Double glazed leaded light window to front. Laminate flooring. Radiator.

Bathroom

Panelled bath with independent shower and screen. Separate mixer tap with hand shower. Personal wash hand basin. Low flush wc. Tiled flooring and walls. Double glazed window to rear and side. Chrome towel radiator. Downlighters. Built in storage cupboard.



Garden

96' 2" x 29' 5" (29.29m x 8.96m) (Approx) Decking area. Lawn. Mature planting.

Garage

15' 5" x 8' 4" (4.70m x 2.54m) Currently used as a room with carpet.

Parking

There is ample off road parking to the front of the property.

Council Tax

Band E.

