

\*\*\*\*\*

Ref: BX11111059

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.

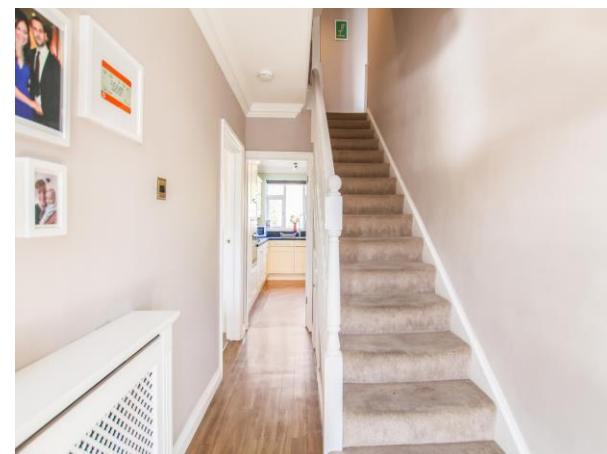


## Eden Close, Joydens Wood, Bexley, Kent, DA5 2EH Guide Price £650,000

This very spacious five bedroom semi detached family home is located in a quiet cul de sac, in a much sought after location, within close proximity of all amenities. With accommodation arranged over three levels including entrance hall, ground floor cloakroom, living room, open plan kitchen / dining room, utility room, master bedroom with walk in dressing room (which could be adapted to an ensuite), four further double bedrooms, as well as an additional kitchenette / utility area and shower room located off the top floor bedroom. In addition there is an integral garage / storage room, 45' approx rear garden with a brick built garden / office building and off road parking to the front for three / four cars. Viewing is highly recommended.

### Entrance Hall

Double glazed front door. Radiator with decorative cover. Quality vinyl flooring.



### Cloakroom

Low flush wc. Wash hand basin. Wood flooring. Double glazed window to front.

### Living Room

**27' 10" x 11' 0" (8.48m x 3.35m)** Double glazed window to front. Carpet. Radiator. Feature fireplace and double glazed French doors to garden.



### Kitchen / Diner

**20' 2" x 12' 10" (6.14m x 3.91m)** Fully fitted with a matching range of base and wall units with peninsula breakfast bar. Built in oven and hob with extractor canopy above. Integrated fridge and dishwasher. Stainless steel sink unit with mixer tap and rinser. Radiator. Quality vinyl floor covering. Double glazed French doors to garden.



### Utility Room

**11' 5" x 5' 10" (3.48m x 1.78m)** Fitted with a matching range of base and wall units. Ample space for washing machine and tumble dryer. Quality vinyl floor covering. Double glazed door to garden.



### Landing

Carpeted.

### Bedroom 1

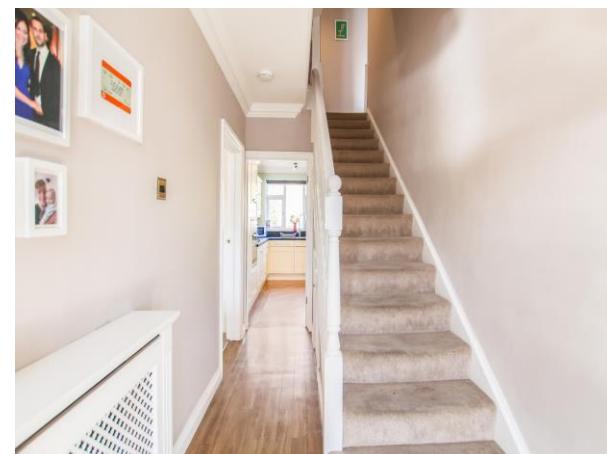
**14' 10" x 10' 8" (4.52m x 3.25m)** Double glazed window to front. Carpet. Radiator. Air conditioning unit. Door to dressing room.

### Dressing Room

**11' 11" x 7' 0" (3.63m x 2.13m)** Double glazed window to front. Wood flooring. Built in shelves and hanging space. (Please note that this would have been the original third bedroom and can be re-instated back to a bedroom or possibly changed to an ensuite).

### Bedroom 2

**13' 5" x 10' 10" (4.09m x 3.30m)** Double glazed window to rear. Carpet. Radiator.



### Bedroom 3

**14' 6" x 9' 9" (4.42m x 2.97m)** Double glazed window to front. Carpet. Radiator.



### Bedroom 5

**12' 8" x 8' 4" (3.86m x 2.54m)** Double glazed window to rear. Radiator. Vinyl floor covering.



### Family Bathroom / Wet Room

**11' 5" x 6' 11" (3.48m x 2.11m)** Large walk in shower area. Corner panelled bath with mixer hand shower attachment. Low flush wc. Wash hand basin. Tiled flooring and walls. Chrome towel radiator. Low voltage downlighters. Double glazed window to rear.

### 2nd Floor

Curved staircase. Carpet.

### Bedroom 4

**18' 11" x 14' 3" (5.76m x 4.34m)** Double glazed window to rear. Velux window to rear. Air conditioning unit. Carpet. Radiator. Door to kitchenette / utility area.



### Kitchenette / Utility Area

**9' 7" x 7' 3" (2.92m x 2.21m)** Velux window to front. Fitted with base units. Vinyl floor covering. Door to shower room.

### Shower Room

**9' 4" x 7' 3" (2.84m x 2.21m)** Fully tiled shower cubicle. Pedestal wash hand basin. Low flush wc. Radiator. Plumbing for washing machine. Velux window to rear. Eaves storage.

### Garage

**9' 3" x 8' 4" (2.82m x 2.54m)** Up and over door. This area could be incorporated into the ground floor living space.



### Rear Garden

**45' (13.71m) (approximately)** Patio area. Raised filtrated pond with water feature. Lawns. Outside tap. Side access. Brick built shed which could be used as an office.

### Frontage

Parking to the front for three / four cars.