



**Eversley Avenue, Bexleyheath, Kent, DA7 6RB**  
**Guide Price £550,000 - £575,000**

**Stunning three bedroom extended semi detached house, presented to the highest standard by the current vendors. The property has been extended to create superb modern living accommodation comprising of entrance hall, ground floor wc, one reception room and a luxury fitted bespoke kitchen / dining and living area, located down a step to the rear of the property. To the first floor there are three well proportioned bedrooms and a luxury fitted shower / wet room. An ideal family home, the property is located within walking distance of popular local schools, shops, Barnehurst Station and all other transport links. In addition, benefits to note include double glazing, underfloor heating, gas central heating, fitted electric blinds, electric velux windows, granite work surfaces and marble splashbacks. Properties of this standard are rarely available, so viewing is a must to fully appreciate this home.**

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Ref: BX1111427

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**

Wood flooring. Understairs storage cupboard. Composite front door. Radiator. Two double glazed windows to side. Coats cupboard with doors. Utility cupboard with plumbing for washing machine. Spotlights. Vented for tumble dryer.

### **Reception 1**

**22' 3" x 13' 1" (6.78m x 3.98m)** Wood flooring. Double glazed window to rear. Double glazed window to front. Radiator. Feature wall units. Feature lighting.



### **Kitchen / Dining and Living Area**

**20' 3" x 17' 2" (6.17m x 5.23m)** Double glazed window to rear with fitted electric shutter blinds. Two double glazed velux windows to rear. Double glazed patio doors to rear with electric shutter blinds. Spotlights. Feature lighting. Range of wall and base units. SMEG range gas cooker. Inset sink with mixer taps and soap dispenser. Island unit. Extractor hood. Granite island unit with inset sink and drainer. Marble splashbacks. Wood flooring with underfloor heating.



### **Ground Floor WC**

Double glazed window to side. Fully tiled. Underfloor heating. Wash hand basin in vanity unit. Low flush wc. Feature splashback.



### **Landing**

Wood flooring. Coving. Spotlights. Double glazed frosted window to side. Shutter blinds.



### **Bedroom 1**

**15' 9" x 10' 2" (4.80m x 3.10m)** Wood flooring. Radiator. Double glazed window to front. Fitted wardrobes. Wall lights. Loft access.



### **Bedroom 2**

**17' 4" x 9' 0" (5.28m x 2.74m)** Wood flooring. Two double glazed velux windows to side. Triple glazed window to rear with shutter blinds. Fitted wardrobes. Spotlights.

### **Bedroom 3**

**9' 10" x 6' 11" (2.99m x 2.11m)** Wood flooring. Radiator. Fitted wardrobes. Double glazed window to front with shutter blinds.



### **Shower Room / Wet Room**

Fully tiled wet room. Double glazed electric velux window. Spotlights. Underfloor heating. Heated towel rail. Wall mounted wash hand basin in vanity unit. Wall mounted wc. Shower.

### **Garden**

**75' 6" x 20' 6" (22.99m x 6.24m) (Approx)** Side access. Lighting. Power points. Secluded. Shed.

### **Front Garden**

Off street parking for two cars. Lighting.

### **Council Tax**

Band C.

