



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Ref: BX11111325

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.



Oaklands Close, Bexleyheath, Kent, DA6 7AP
Offers in the Region Of £625,000

Chain free, located within a much sought after close on the popular south side of Bexleyheath, offering convenient access to all popular local amenities including being within walking distance of Bexleyheath Station, Broadway Shopping Centre and popular local schools including Townley Grammar, is this extended four bedroom semi detached house. This ideal family home does require modernisation throughout, but offers generous living accommodation comprising of entrance porch, entrance hall, one reception room, fitted kitchen, utility room and a ground floor wc. To the first floor there is a bathroom, separate wc and four generous bedrooms. In addition the property benefits from double glazing, gas central heating, off street parking, integral garage, front and rear gardens and potential to extend further subject to relevant planning consents. Viewing is highly recommended.

Entrance Porch

Double glazed front door. Tiled floor.

Entrance Hall

Understairs storage cupboard. Carpet. Coving. Single glazed window to front. Radiator. Single glazed hardwood original front door.

Reception 1

26' 11" x 12' 11" (8.20m x 3.93m) Carpet. Double glazed window to front and side. Four radiators. Coving. Electric fire and 'Yorkstone' feature surround. Double glazed patio doors to rear.

Kitchen

8' 6" x 6' 11" (2.59m x 2.11m) Vinyl flooring. Double glazed window to rear. Wall and base units. Electric double fan oven. Tiled walls. Double inset sink, drainer and mixer taps. Gas hob.

Utility

Tiled flooring. Boiler. Plumbed for washing machine. Double glazed window to rear. Double glazed door to side.

Ground Floor WC

Tiled flooring. Double glazed frosted window to rear. Low level wc. Wall mounted wash hand basin.

Landing

Carpet. Loft access.

Bedroom 1

13' 5" x 12' 10" (4.09m x 3.91m) Carpet. Radiator. Double glazed window to front. Coving. Fitted wardrobes.



Bedroom 2

13' 6" x 12' 2" (4.11m x 3.71m) Carpet. Double glazed window to rear. Shower cubicle. Radiator. Storage cupboard.

Bedroom 3

17' 8" x 10' 2" (5.38m x 3.10m) Carpet. Two radiators. Double glazed window to front and rear.

Bedroom 4

9' 3" x 6' 2" (2.82m x 1.88m) Carpet. Double glazed window to front. Radiator.

Bathroom

Tiled walls. Vinyl flooring. Heated towel rail. Pedestal wash hand basin. Panelled bath. Double glazed frosted window to rear. Airing cupboard.

Separate WC

Tiled walls. Vinyl flooring. Low level wc. Double glazed frosted window to side.

Garden

48' 11" x 43' 0" (14.90m x 13.10m) (Approx) Shed. Greenhouse. Side access. Patio. Lawn. Shrubs.

Front Garden

Paved with off street parking for two / three cars. Lawn. Shrubs.

Integral Garage

17' 8" x 10' 9" (5.38m x 3.27m) (Approx) Up and over door. Power and light.

Council Tax

Band F.

