



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Chilham Close, Bexley, Kent, DA5 1GY**  
**Guide Price £925,000-£950,000**

Five bedroom detached home, located within a quiet close in the heart of the much sought after Old Bexley Village, offering convenient access to popular local schools, shops, Bexley mainline station and all other transport links. An ideal family home, the property offers spacious accommodation comprising of entrance hall, ground floor wc, three reception rooms, conservatory, fitted kitchen / breakfast room and a separate utility room. To the first floor there is a spacious landing, modern shower room and five bedrooms - two benefiting from ensuite bathrooms. In addition the property benefits from double glazing, gas central heating, integral double garage, off street parking, front and secluded rear garden, 4kw (16 panel) Solar PV system with the benefit of feed in tariff payments on rear south facing roof and no forward chain. Viewing is highly recommended.

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Ref: BX11111491

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**

Double glazed UPVC front door. Tiled flooring. Coving. Radiator with cover. Understairs storage cupboard.

### **Reception 1**

**22' 11" x 12' 0" (6.98m x 3.65m)** Carpet. Two radiators - one with cover. Coving. Dado rail. Two ceiling roses. Gas fire and feature surround. Double glazed leaded window to front. Double glazed French doors to rear.

### **Conservatory**

**15' 8" x 8' 7" (4.77m x 2.61m)** Tiled flooring. Double glazed French doors to side. Fitted blinds. Double glazed.

### **Reception 2**

**12' 6" x 10' 7" (3.81m x 3.22m)** Tiled flooring. Radiator. Double glazed leaded window to rear. Coving. Spotlights.

### **Kitchen**

**13' 10" x 12' 4" (4.21m x 3.76m)** Tiled flooring. Coving. Spotlights. Double glazed leaded window to rear. Gas hob. Electric double oven. Microwave oven. Granite work surfaces. Range of wall and base units. Part tiled walls. Double inset sink and mixer taps. Extractor hood. Integral fridge and dishwasher. Waste disposal unit. Radiator.

### **Utility**

**15' 3" x 10' 0" (4.64m x 3.05m)** Tiled flooring. Radiator. Double glazed leaded door to side. Coving. Wall and base units. Inset sink, drainer and mixer taps. Plumbed for washing machine. Double glazed frosted leaded window to side.

### **Ground Floor WC**

Tiled flooring. Part tiled walls. Wall mounted wash hand basin. Low level wc. Radiator. Extractor fan.

### **Study**

**10' 11" x 6' 9" (3.32m x 2.06m)** Carpet. Double glazed window to side. Coving. Dado rail. Radiator.

### **Landing**

Carpet. Double glazed leaded window to front. Coving. Loft access. Storage cupboard.

### **Bedroom 1**

**17' 3" x 16' 4" (5.25m x 4.97m)** Carpet. Fitted wardrobes. Coving. Double glazed leaded window to front. Two radiators. Double glazed velux window to front.



### **Ensuite**

Spa panelled bath. Tiled walls. Laminate flooring. Low level wc. Bidet. 'His' and 'Hers' wash hand basins in vanity unit. Double glazed frosted leaded window to rear. Heated towel rail. Spotlights.

### **Bedroom 2**

**15' 3" x 10' 7" (4.64m x 3.22m)** Carpet. Radiator. Double glazed leaded window to rear. Fitted wardrobes. Coving.

### **Ensuite**

Vinyl flooring. Tiled walls. Wash hand basin in vanity unit. Low level wc. Panelled bath with shower over. Heated towel rail. Double glazed frosted leaded window to side.

### **Bedroom 3**

**12' 0" x 10' 8" (3.65m x 3.25m)** Carpet. Coving. Double glazed leaded window to rear. Radiator. Fitted wardrobes.

### **Bedroom 4**

**10' 10" x 10' 0" (3.30m x 3.05m)** Carpet. Fitted wardrobes. Radiator. Coving. Spotlights. Double glazed leaded window to rear.

### **Bedroom 5**

**11' 9" x 8' 3" (3.58m x 2.51m)** Carpet. Fitted wardrobes. Radiator. Double glazed leaded window to front. Coving. Spotlights.

### **Shower Room**

Vinyl flooring. Shower cubicle. Part tiled walls. Low level wc. Double glazed leaded frosted window to front. 'His' and 'Hers' wash hand basins in vanity unit. Heated towel rail.

### **Rear Garden**

Patio. Side access. Secluded. Lawn. Outside tap and lighting. Shrubs.

### **Front Garden**

Lawn. Shrubs. Lighting. Off street parking for four / five cars.

### **Double Garage**

**17' 3" x 16' 4" (5.25m x 4.97m)** Integral. Two manually operated up and over doors. Power and lighting. EV charging point within garage to right hand side external wall.

### **Council Tax**

Band G.

