



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Abbey Drive, Bexley Park, Kent, DA2 7WP**  
**Guide Price £500,000-£525,000**

Well presented three double bedroom house, located on the ever popular Bexley Park development, with convenient access to many popular local schools, shops and transport links. An ideal family home, the property offers spacious living accommodation comprising of entrance hall, ground floor wc, fitted kitchen / breakfast room and one reception room. To the first floor there is a family bathroom and two double bedrooms - one with ensuite. A further 3rd bedroom can be found on the 2nd floor. Additional benefits to note include off street parking, double glazing, gas central heating, shutter blinds and front and rear gardens. Viewing is highly recommended.

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Ref: BX1111402

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**

Marble flooring with underfloor heating.

### **Ground Floor WC**

Underfloor heating. Tiled flooring. Low level wc. Wall mounted wash hand basin. Radiator. Extractor fan.

### **Reception 1**

16' 3" x 15' 7" (4.95m x 4.75m) Double glazed window to rear and French doors to rear - both with shutter blinds. Marble flooring with underfloor heating. Two radiators. Coving. Tiled flooring. Storage cupboard.

### **Kitchen / Breakfast Room**

14' 3" x 9' 0" (4.34m x 2.74m) Tiled flooring. Range of wall and base units. Double glazed window to front. Coving. Spotlights. Gas hob. Inset double sink, drainer and mixer taps. Extractor hood. Double electric fan oven. Radiator. Integral dishwasher, washing machine and fridge freezer.

### **Landing**

Carpet. Storage cupboard. Coving.

### **Bedroom 1**

16' 3" x 9' 3" (4.95m x 2.82m) Carpet. Double glazed window to rear. Fitted wardrobes. Radiator. Coving.

### **Ensuite**

Granite flooring with underfloor heating. Shower cubicle. Part tiled walls. Storage cupboard. Pedestal wash hand basin. Bath. Low level wc. Extractor fan. Heated towel rail. Spotlights.



### **Bedroom 2**

14' 3" x 9' 1" (4.34m x 2.77m) Carpet. Double glazed window to front. Coving. Fitted wardrobes.

### **Bathroom**

Granite flooring with underfloor heating. Part tiled walls. Panelled bath with shower over. Pedestal wash hand basin. Low level wc. Double glazed frosted window to front. Radiator. Coving. Spotlights. Extractor fan.

### **Bedroom 3 (2nd Floor)**

19' 1" x 16' 3" (5.81m x 4.95m) Storage cupboard. Carpet. Two double glazed windows to front. Loft access. Three double glazed velux windows to rear.

### **Rear Garden**

Patio. Mature shrubs. Outside tap. Wall mounted light. Shed.

### **Front Garden**

Light. Shrubs.

### **Parking**

Off street parking for two cars.

