



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Wansunt Road, Bexley, Kent, DA5 2DN
Offers in the Region Of £875,000

Situated in the much sought after Wansunt Road on a generous plot and conveniently placed for Bexley Village, good schools and all amenities, we are delighted to offer this charming three bedroom detached house, with amazing scope and potential (subject to the normal planning consents), which is being offered with no forward chain. The ground floor comprises of an entrance hall with original oak flooring, downstairs wc, two reception rooms and a fitted kitchen. To the first floor there are three bedrooms and a bathroom. In addition to the well established 125'x 45' rear garden the property benefits from generous frontage, gas central heating and a detached garage. First time on market in over 50 years, your earliest viewing is highly recommended.

Ref: BX11111417

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

Solid front door. Oak herringbone flooring. Understairs storage cupboard.

Lounge

17' 7" x 12' 0" (5.36m x 3.65m) Bay window to front. Carpet. Radiator. Double glazed French doors to garden. Double glazed door to dining room.

Dining Room

10' 0" x 9' 6" (3.05m x 2.89m) Bay window to rear. Carpet. Coved ceiling.

Kitchen

12' 4" x 8' 4" (3.76m x 2.54m) Fitted with base and wall units. Built in oven and hob. Integrated fridge freezer and dishwasher. Space for washing machine (remaining). Stainless steel sink unit with mixer tap and cupboards under. Double glazed window to rear. Vinyl floor covering. Wall mounted boiler.

Downstairs WC

Low flush wc. Corner wash hand basin. Window to side. Oak flooring.

Landing

Two windows to front. Carpet. Coved ceiling. Airing cupboard. Access to loft.

Bedroom 1

16' 1" x 10' 0" (4.90m x 3.05m) Windows to front and rear. Carpet. Built in wardrobes. Two radiators. Coved ceiling.



Bedroom 2

10' 1" x 9' 6" (3.07m x 2.89m) Window to rear. Carpet. Radiator. Built in cupboard. Coved ceiling.

Bedroom 3

10' 5" x 8' 9" (3.17m x 2.66m) Window to rear. Carpet. Radiator. Built in cupboard. Coved ceiling.

Bathroom

Panelled bath with mixer hand shower. Vanity wash hand basin. Low flush wc. Vinyl floor covering. Fully tiled walls. Window to rear. Radiator.

Garden

120' 0" x 45' 0" (36.55m x 13.71m) (Approx) West facing. Patio. Lawn. Mature planting. Trees. Bushes.

Front

Lawn. Driveway. Lantern.

Garage

16' 8" x 8' 2" (5.08m x 2.49m) Detached with up and over door. Two storage areas to the rear.

