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Ref: BX1111048

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.



## **Beaconsfield Road, Bexley, Kent, DA5 2AE**

### **Guide Price £375,000**

We are delighted to offer this extended three bedroom semi detached house, situated in a quiet location and conveniently placed for all major transport links, amenities and good schools. The property is very well presented throughout and comprises of a through lounge, fully fitted modern kitchen, three bedrooms and a very nice bathroom. In addition the property benefits from double glazing, gas central heating, good quality fittings throughout, 50' approx rear garden which includes a garden office. The property is highly recommended for your earliest viewing.

### Entrance Hall

Part glazed composite front door. Oak laminate flooring. Radiator with decorative cover.

### Lounge

23' 1" x 10' 10" (7.03m x 3.30m) UPVC double glazed bay window to front. Oak laminate flooring. Coved ceiling. Feature fireplace. Understairs storage cupboard.

### Kitchen

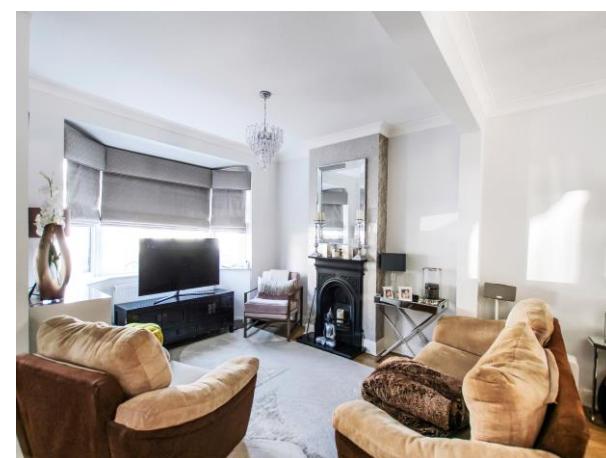
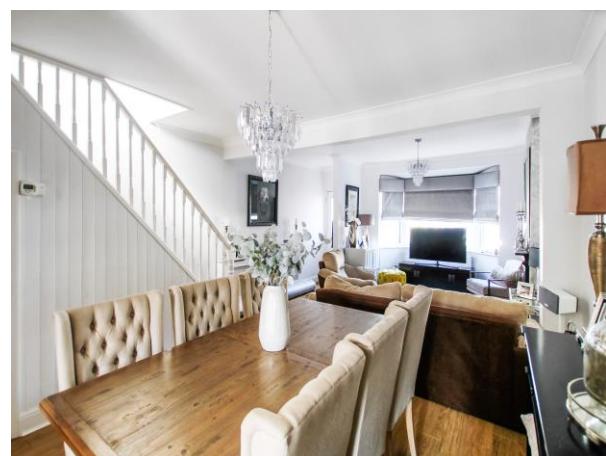
13' 9" x 11' 2" (4.19m x 3.40m) Fully fitted with a high quality range of base and wall units with complimentary worktops. Built in oven and hob with stainless steel canopy above. Central breakfast bar area. UPVC double glazed window to rear. Tiled flooring. Black ceramic sink with chrome mixer tap and cupboards under. Built in microwave (untested). Built in appliances (untested). Large featured radiator.

### Landing

12' 10" x 3' 11" (3.91m x 1.19m) UPVC double glazed window to side. Large storage cupboard. Access to loft.

### Bedroom 1

15' 9" x 8' 0" (4.80m x 2.44m) Double glazed window to front with louvered shutters. Carpet. Radiator. Built in wardrobes.



### Bedroom 2

7' 11" x 7' 1" (2.41m x 2.16m) Double glazed window to rear with window shutters. Carpet. Radiator.

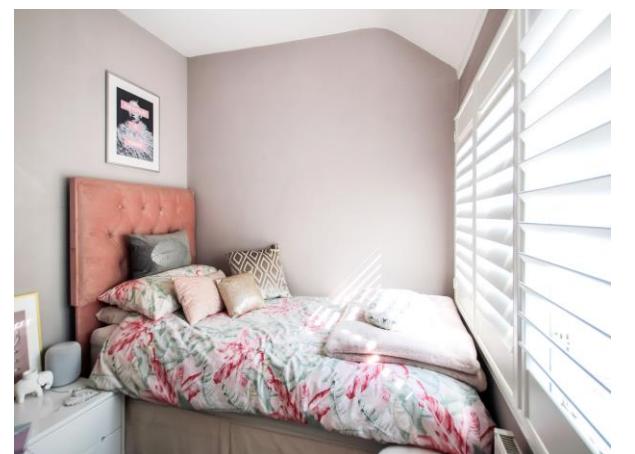


### Bedroom 3

10' 5" x 6' 3" (3.17m x 1.90m) Double glazed window to front with window shutters. Carpet. Radiator.

### Bathroom

Panelled bath with independent shower system and screen. Vanity wash hand basin. Low flush wc. Double glazed window to rear. Chrome heated towel rail. Fired earth tiled flooring. Part tiled walls.

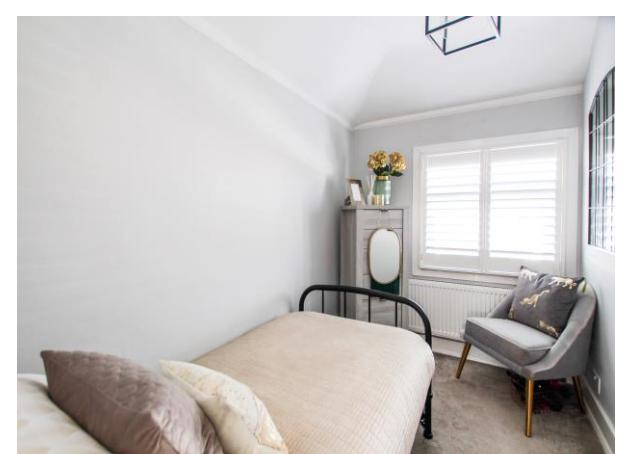


### Rear Garden

52' 6" x 19' 8" (15.99m x 5.99m) Small patio area. Mainly laid to lawn. Mature planting.

### Garden Office

14' 11" x 7' 7" (4.54m x 2.31m) Double glazed windows. Power points. Low voltage downlighters. Double glazed doors.



### Parking

Off road. We understand that the seller does rent a parking space nearby for £150 per annum.

