



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



34 Bradbourne Road, Bexley, Kent, DA5 1NR
Price: £500,000

Three bedroom extended terraced home, located in a popular road, within the heart of the ever desirable location of Old Bexley Village, offering convenient access to popular local schools, shops, Bexley Station and all other transport links. An ideal family home, the property offers generous living accommodation, comprising of entrance hall, one reception room, ground floor wc and a spacious fitted kitchen / dining / living area to the rear with bi-folding doors onto the garden. To the first floor there is a modern shower room and three bedrooms. Additional benefits to note include double glazing, gas central heating, off street parking, secluded rear garden with rear access and no forward chain.

Ref: BX11111232

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. Double glazed frosted window to front. Laminate flooring. Radiator. Understairs storage cupboard.

Reception 1

14' 1" x 11' 3" (4.29m x 3.43m) Carpet. Radiator. Feature fireplace surround. Double glazed window to front and side.



Ground Floor WC

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

Kitchen / Dining and Living Area

22' 5" x 15' 5" (6.83m x 4.70m) Laminate flooring. Two radiators. Double glazed bi-folding doors to rear. Part tiled walls. Range of white high gloss wall and base units. Black granite work surfaces. Island unit. Double stainless steel sink, drainer and mixer taps. Double gas fan oven. Gas hob. Integral dishwasher and washing machine. Large storage cupboard.



Landing

Carpet. Loft access.

Bedroom 1

12' 0" x 10' 10" (3.65m x 3.30m) Carpet. Double glazed window to front. Radiator.



Bedroom 2

12' 0" x 10' 11" (3.65m x 3.32m) Double glazed window to rear. Carpet. Radiator.

Bedroom 3

8' 2" x 6' 0" (2.49m x 1.83m) Carpet. Radiator. Double glazed window to front.

Shower Room

Tiled flooring. Part tiled walls. Double storage cupboard. Low level wc. Wash hand basin in vanity unit. Heated towel rail. Double glazed frosted window to rear. Extractor fan.

Garden

73' 2" x 18' 2" (22.28m x 5.53m) (Approx) South west facing. Decking. Lawn. Shrubs. Secluded with rear access. Wall mounted awning. Mature shrubs.

Front Garden

Hardstanding with off street parking for one car.

Council Tax

Band D.

