



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



**Ravenswood, Bexley, Kent, DA5 3NN**  
**Price: £665,000**

Park Estates are delighted to offer onto the market this spacious four bedroom extended semi detached family home. Located within a quiet road and much sought after location, just a short walk from all local amenities, including Albany Park Station, popular local schools, shops, Bexley Village and all other transport links. The property comprises of entrance porch, entrance hall, ground floor wc, modern fitted kitchen / breakfast room and one reception room. To the first floor there is a bathroom and four generous bedrooms - the master with an ensuite. Additional benefits to note include double glazing, gas central heating, integral garage / storage, off street parking, secluded rear garden, as well as potential to extend further subject to planning consents. Viewing is highly recommended.

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Ref: BX1111250

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 Porch**

Double glazed window and door to front. Tiled flooring. Light.

### **Entrance Hall**

Single glazed hardwood front door. Single glazed leaded window to front. Understairs storage cupboard. Radiator. Coving. Laminate flooring.

### **Reception 1**

24' 11" x 11' 6" (7.59m x 3.50m) Laminate flooring. Double glazed French doors to rear. Double glazed window to front. Picture rail. Coving. Two radiators. Wall lights. Feature fireplace surround.

### **Kitchen / Breakfast Room**

19' 4" x 12' 11" (5.89m x 3.93m) Tiled flooring. Two double glazed windows to rear. Double glazed door to rear. 'Rangemaster' cooker. Range of cream high gloss wall and base units with granite work surfaces and under-counter feature lighting. Breakfast bar. Spotlights. Extractor fan. Inset sink and mixer taps. Integral dishwasher and washing machine. Access to garage / storage.

### **Ground Floor WC**

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

### **Landing**

Carpet. Radiator. Coving. Loft access.

### **Bedroom 1**

21' 3" x 6' 11" (6.47m x 2.11m) Double glazed window to front. Laminate flooring. Radiator.

### **Ensuite**

Tiled flooring. Part tiled walls. Shower cubicle. Low level wc. Heated towel rail. Pedestal wash hand basin. Double glazed frosted window to rear. Spotlights.



### **Bedroom 2**

12' 7" x 11' 7" (3.83m x 3.53m) Laminate flooring. Coving. Radiator. Double glazed window to front. Fitted wardrobes.

### **Bedroom 3**

11' 11" x 11' 8" (3.63m x 3.55m) Laminate flooring. Coving. Double glazed window to rear. Radiator.

### **Bedroom 4**

9' 1" x 8' 1" (2.77m x 2.46m) Laminate flooring. Radiator. Double glazed window to front. Coving.

### **Bathroom**

Vinyl flooring. Part tiled walls. Panelled bath with shower over. Low level wc. Coving. Double glazed frosted window to rear. Heated towel rail.

### **Garden**

89' 7" x 29' 3" (27.28m x 8.91m) (Approx) Patio. Decking. Mainly laid to lawn. Mature shrubs and bushes. Playhouse. Outside tap.

### **Front Garden**

Block paved with off street parking for four cars.

### **Garage / Storage**

8' 11" x 7' 7" (2.72m x 2.31m) Up and over door. Power and light.

### **Council Tax**

Band E.

