

Brookbanks

Let's get moving.

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Leysdown Avenue

Bexleyheath, DA7 6AZ

£615,000

Bexleyheath

Four Bedrooms

22' Dining Room

Semi Detached House

12' Lounge

Kitchen & Utility Room.

Tel: 01322 666 452 Email: sales@brookbanksonline.co.uk
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Brookbanks is proud to present to market this wonderful four bedroom semi detached home. If you are looking for a large family home with a modern finish throughout then look no further! Upon entering the property, you are greeted by a hallway, 12' lounge, 22' dining room, kitchen, utility room with w.c. Going upstairs to the landing you will find a 15' master bedroom with en-suite shower room, as well as three more good sized bedrooms and family bathroom. The rear garden offers a decking patio area with steps leading down to a laid lawn, also two sheds at the bottom of the garden. The property also boasts a garage with power and lighting and a drive way. Within walking distance to town centre and the local amenities, as well as Barnehurst Station being a short distance away. This property is definitely one not to be missed. So call us today to book your viewing! 01322 666452.



ACCOMMODATION

Entrance Hall

Double glazed entrance door. Laminate wood flooring. Coved ceiling. Double radiator.

Lounge 12' 8" x 11' 0" (3.86m x 3.35m)

Double glazed bay window to front. Laminated wood flooring. Coved ceiling. Double radiator.

Dining Room 22' 9" x 17' 2" (6.93m x 5.23m)

Double glazed french doors leading to garden with double glazed windows to side. Carpet. Radiator. Wood burner. Under stairs storage cupboard.

Kitchen 12' 7" x 11' 7" (3.83m x 3.53m)

Double glazed window to rear. Double glazed door leading to garden. Radiator. Coved ceiling. Tiled flooring. Tiled splash backs. One and half single drain sink unit with mixer tap. Range of wall and base units with extractor fan. Plumbing for dish washer. Wall mounted boiler.

Utility room 9' 8" x 6' 3" (2.94m x 1.90m)

Coved ceiling. Radiator. Tiled flooring. Tiled splash backs. Range of wall and base units with worktop. Plumbing for washing machine. Pedestal hand wash basin. Low level w.c. Door to garage.

Landing

Carpet. Coved ceiling. Access to loft and boarded.

Bedroom One 15' 5" x 9' 6" (4.70m x 2.89m)

Double glazed window to front. Laminated wood flooring. Coved ceiling. Double radiator.

En-suite Shower room 9' 5" x 6' 6" (2.87m x 1.98m)

Double glazed frosted window to front. Tiled flooring. Tiled splash backs. Double shower cubicle. Vanity hand wash basin. Low level w.c. Chrome heated towel rail.

Bedroom Two 11' 7" x 10' 9" (3.53m x 3.27m)

Double glazed window to rear. Carpet. Coved ceiling. Double radiator.

Bedroom Three 12' 6" x 9' 6" (3.81m x 2.89m)

Double glazed bay window to front. Carpet. Coved ceiling. Double radiator.

Bedroom Four 8' 4" x 7' 0" (2.54m x 2.13m)

Double glazed window to front. Carpet. Coved ceiling. Double radiator.

Family Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

Double glazed frosted window to rear. Tiled flooring. Tiled walls. Chrome heated towel rail. Panel bath with shower screen. Separate shower over bath. Vanity hand wash basin. Low level w.c.

Garden 65' 0" x 45' 0" (19.80m x 13.71m)

Decking patio area with steps leading down to laid lawn. Flower beds. Two sheds.

Garage 17' 0" x 9' 9" (5.18m x 2.97m)

Up and over door. Power and light. Door to Utility room.

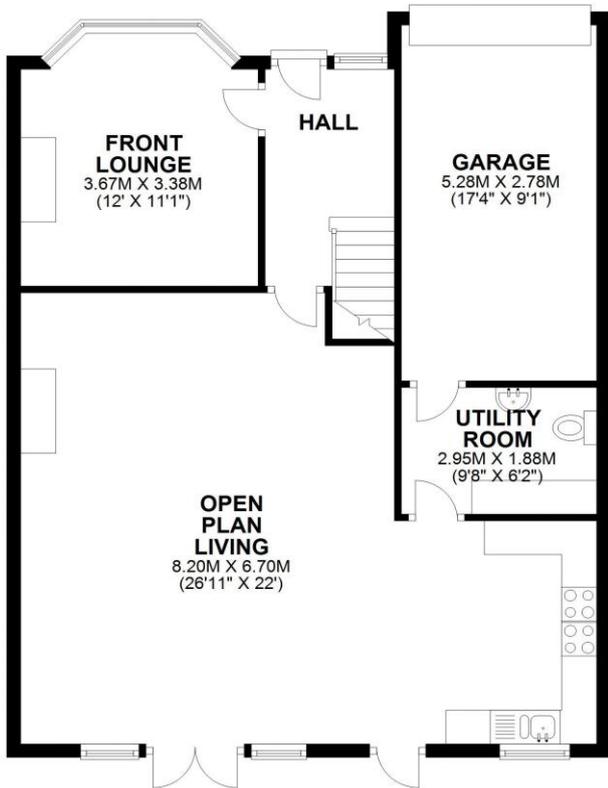
Own Drive





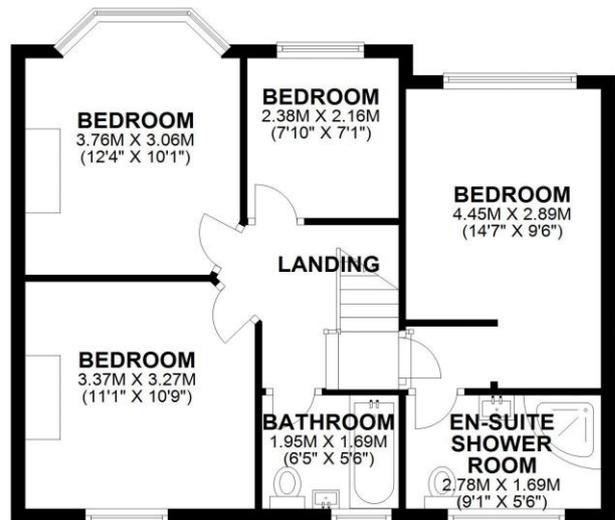
GROUND FLOOR

APPROX. 84.7 SQ. METRES (912.0 SQ. FEET)



FIRST FLOOR

APPROX. 54.4 SQ. METRES (585.5 SQ. FEET)



TOTAL AREA: APPROX. 139.1 SQ. METRES (1497.5 SQ. FEET)

EPC Rating: C

Council Tax Band: D

Viewers notes...

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. Please be advised that some of the particulars may be awaiting vendor approval. Please contact the branch who can provide confirmation if required.