



**\* LOUNGE \* DINING ROOM \***

**\* FITTED KITCHEN \* UTILITY ROOM \* TWO BEDROOMS \***

**\* BATHROOM \* REAR GARDEN \***

**\* CLOSE TO LOCAL AMENITIES \* CLOSE TO BEXLEYHEATH RAILWAY STATION \***

**\* DOWNSTAIRS WC \***



**23 Abbey Road  
Bexleyheath, DA7 4BD**

**Guide Price £350,000 -  
£365,000**

Village Estates are delighted to offer to the market this extremely well presented 2 bed period home. Very conveniently located for all local amenities and shopping centre, restaurants and bars, cinema and bowling alley. This property is also within easy reach of Bexleyheath train station and motorway links. Early viewing comes highly recommended.....

**ENTRANCE PORCH:** Double glazed door to front with quarter lights and double glazed window to side. Ceramic tiles.

**CLOAKROOM:** 3' 5" x 3' 3" (1.04m x 0.99m) Ceramic tiled floor. Single hand bowl with mixer tap Low flush wc. Extractor fan. Spot lights.

**LOUNGE:** 14' 5" x 9' 5" 11'5" into bay (4.39m x 2.87m) Double glazed bay window to front. Radiator and cover. Coved ceiling.

**DINING ROOM:** 14' 4" x 9' 5" (4.37m x 2.87m) Under stairs storage. Radiator with cover. Open to kitchen.

**FITTED KITCHEN:** 8' 7" x 7' 0" (2.61m x 2.13m) Double glazed window to rear. Plinth lighting. Range of fitted wall, base and drawer units with matching work surfaces. Stainless steel sink with shower tap. Integrated oven and 3 burner hob, integrated fridge and dishwasher. Part tiled walls. Extractor fan.

**UTILITY ROOM:** 10' 11" x 5' 3" (3.32m x 1.60m) Ceramic tiled floor. Boiler cupboard. Radiator. Space for fridge freezer, tumble dryer and washing machine.

**LANDING:** Loft access.

**MASTER BEDROOM :** 13' 5" x 9' 4" (4.09m x 2.84m) Two double glazed windows to front. Fitted mirror wardrobes. Carpet. Coved ceiling.

**BEDROOM 2:** 10' 5" x 9' 5" (3.17m x 2.87m) Double glazed window to rear. Radiator with cover. Dado rail. Coved ceiling.

**BATHROOM:** 8' 2" x 6' 9" (2.49m x 2.06m) Low flush wc. Single hand bowl with pedestal and mixer tap. Corner shower. Panelled bath. Mirrored cupboard. Chrome heated towel rail. Ceramic tiles.

**REAR GARDEN:** Approx 45' (13.71m) Rear access. Mainly laid to lawn. Patio. Timber shed.

**EPC RATING D:**

We understand this property is Freehold.

**VIEWING:** Via Village Estates on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

#### **SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.