

OPEN 7 DAYS  
A WEEK

Harpers & Co

Tel: 01322 524425  
www.harpersandco.com



## Baldwyns Road, Bexley, Kent, DA5 2AB

### Offers In Excess Of £325,000-00

Harpers & Co are delighted to offer this slice of Victoriana comprising an extended 3 bed terrace in the sought after Baldwyns Park/ Joydens Wood area. this house comprises a well decorated through lounge and diner with Victorian fireplaces and tile surrounds (gas and Logs), stripped floors, original doors and fixtures and open plan bright space. the ground floor has a new kitchen and luxurious bathroom with shower.

The first floor comprises three bedrooms which are light and spacious. 2 of the bedrooms still have original fireplaces in them adding to the Victorian feel that is consistent throughout this property. The garden has a new patio area and is mainly laid to grass with a shed to the rear and a rear access road for the terrace of houses which adjoin it.

**\*STUNNING PROPERTY\* \*LARGE LOUNGE\* \*VICTORIAN FEATURES\* \*SEVERAL FIREPLACES\*  
\*NEW KITCHEN\* \*NEW BATHROOM & SHOWER\* \*DOUBLE GLAZED THROUGHOUT\*  
\*MUST VIEW\* \*CHAIN FREE\***

EPC rating E (48)

**VIEWING HIGHLY RECOMMENDED**

**OIEO £325,000-00**

**\*\*\*STUNNING & EXTENDED 3 BED VICTORIAN TERRACE  
IN SOUGHT AFTER LOCATION\*\*\***

**Spacious 3 bedroom Victorian Terrace decorated to a high standard.**

- Hallway:** 15'4 (4.7m) X 2'6 (0.8m) Double glazed door with leaded light inserts and multi locks, pendant light, stripped floorboards, high skirting.
- Lounge:** 14'7 (4.5m) X 10'8 (3.3m) Stripped floor, original door with fixtures, pendant light, UPVC bay window, multiple plug points, radiator with TRV, (gas and or logs), high skirting, open to dining area.
- Dining Room:** 14'7 (4.5m) X 10'8 (3.3m) Stripped floor, original door with fixtures, pendant light, UPVC bay window, multiple plug points, radiator with TRV, Victorian style fireplace, high skirting, open to dining area.
- Kitchen:** 9'1 (2.8m) X 8'8 (2.7m) Fully tiled floor tiles, , high spec floor and wall mounted kitchen units with integrated appliances (untested), 4 ring gas hob with stainless steel extractor and electric oven. Stainless sink with drainer and chrome mixer taps. Oak worktops. Spotlights to ceiling and UPVC window to side elevation and UPVC door to patio and rear garden. Store room and under-stair storage. Access to Bathroom.
- Bathroom:** 8'2 (2.5m) X 8'2 (2.5m) Fully tiled floor with large marble effect and mostly tiled walls featuring separate shower enclosure with glass door and extractor, designer low level basin with storage cupboard, large fitted designer bath with chrome mixer taps. Low level WC. UPVC window to rear.
- Landing:** Fully carpeted throughout with high skirting leading to all 1st floor rooms. Multiple plug points, Radiator, pendant light, access to loft (part boarded and part insulated).
- Bedroom 1:** 13'1 (4.0m) X 12'4 (3.8m) Fully carpeted throughout, inbuilt wardrobe, large Victorian fireplace with attractive tile inserts (gas and or logs), UPVC windows with front views, multiple plug points, radiator with TRV.
- Bedroom 2:** 11'4 (3.5m) X 8'5 (2.6m) Laminate floor throughout, Victorian fireplace with attractive tile inserts (gas and or logs), large UPVC windows with rear views, multiple plug points, radiator with TRV.
- Bedroom 3:** 9'1 (2.8m) X 8'8 (2.7m) Fully carpeted throughout, inbuilt wardrobe, large UPVC window with rear views, multiple plug points, radiator with ornate covering.
- Garden:** Approx 20' X Approx 45' Patio area to rear and mainly laid to grass with some borders and a rear shed to rear. The rear of the garden provides excellent access to an access road that serves the terrace also potentially providing future parking to the rear.

**Harpers & Co Special Remarks:** For those wanting a tastefully decorated Victorian House with three ample bedrooms and excellent and spacious living space, then look no further. This home is a credit to the current owners who have restored it sympathetically and have added some valuable features and taste. This property is offered CHAIN FREE and through Sole Agents Harpers & Co on 01322 524425.

### Nearest stations

*Bexley 0.9*

*Crayford 0.7*

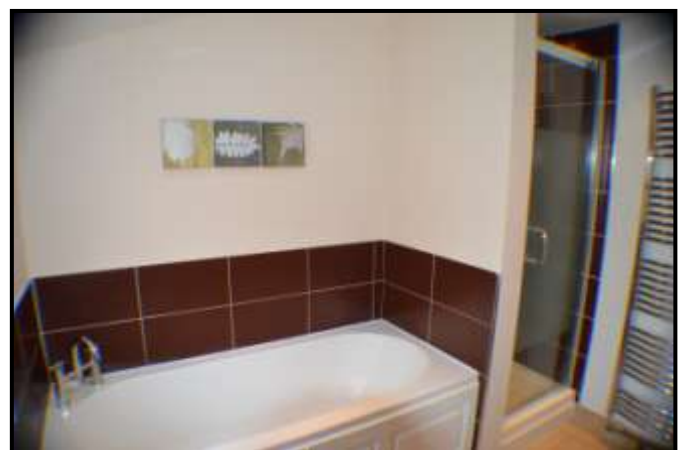
*Albany Park 1.4*

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.


References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.








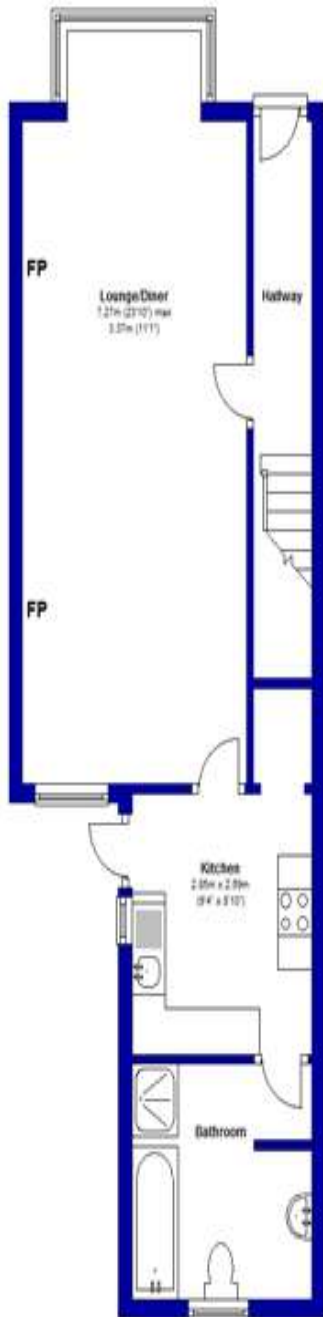
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

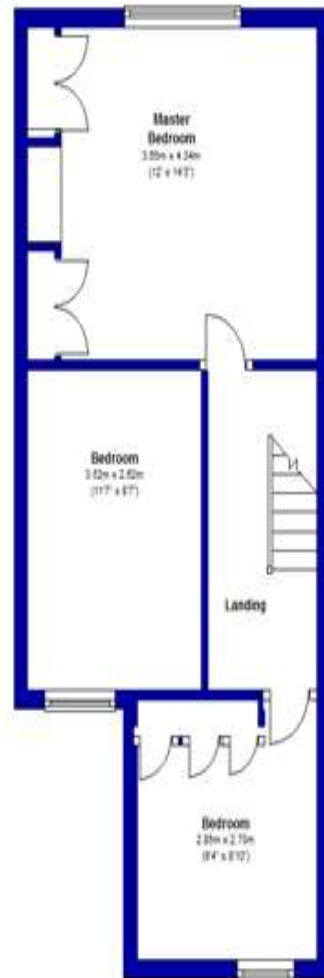
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	41	
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Ground Floor



First Floor



*Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance*

**Open 7 days a week**

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