



Palmeira Road, Bexleyheath
Offers in Excess of £350,000

Harpers & Co

Palmeira Road

Bexleyheath

2 BEDROOM IMPRESSIVE VICTORIAN TERRACE | GOOD MODERN CONDITION THROUGHOUT | IDEAL FOR FIRST TIME BUYERS OR INVESTORS | 5 MIN WALK FROM BEXLEYHEATH STATION | CLOSE PROXIMITY TO THE BROADWAY | DETACHED GARAGE

Featuring modern décor throughout, a family garden and a well specified kitchen looking out onto a well sized garden & detached garage.

Harpers & Co is delighted to present to market this impressive terraced property which the current owners have kept in good condition throughout.

Boasting tasteful & contemporary decor, an open plan through lounge & diner, a well specified kitchen, private family garden that isn't overlooked, 2 ample sized double bedrooms & a modern bathroom this property is ideal for those looking for a low maintenance home to move straight into.

Palmeira Road offers the perfect location, situated a mere 5 minutes from Bexleyheath train station and a short stroll from the Broadway and all of its amenities. Within many leading local school's catchment areas such as Crook Log Primary School, Townley Grammar School for Girls & Bexley Grammar School.

Early viewings for this property are recommended as it is the ideal purchase for first time buyers & buy-to-let investors. Call Harpers & Co on 01322 524 425 to be one of the first to view & avoid disappointment.



Accommodation

Entrance Hallway 14' 5" x 4' 11" (4.4m x 1.5m)

Pine effect laminate flooring throughout, skirting, UPVC front door with leaded light inserts, 1 x radiator with TRV valve, pendant light to ceiling.

Through Lounge 25' 11" x 11' 10" (7.9m x 3.6m)

Oak effect laminate flooring throughout, skirting, feature fireplace with granite hearth & wood mantle, 1 x radiator with TRV valve, TV aerial point, UPVC bay window with integrated roman blind, curtain rail, pendant light to ceiling.

Through Dining Room

Oak effect laminate flooring throughout, skirting, 1 x radiator with TRV valve, UPVC sliding door to garden, curtain rail, low hanging feature pendant light.

Kitchen 12' 2" x 6' 7" (3.7m x 2.0m)

Fully tiled throughout, white gloss floor & wall mounted cabinets with laminate oak effect worktop, space for washing machine, stainless steel basin with mixer tap, 4 ring gas hob, oven, extractor fan, space for fridge freezer, chrome heated towel rail, UPVC window, UPVC door to garden, spotlights to ceiling.

Master Bedroom

Fully carpeted throughout, skirting, 1 x radiator with TRV valve, former fireplace alcove, 2 x UPVC windows with integrated roman blinds, curtain rails, pendant light to ceiling.

Bedroom 2

Fully carpeted throughout, skirting, 1 x radiator with TRV valve, UPVC window with integrated roman blind, curtain rail, pendant light to ceiling.

Bathroom

Fully tiled throughout, low level W/C, low level basin with chrome taps, panel enclosed porcelain bath with screen door, wall mounted shower, heated chrome towel rail, glass shelf, mirrored medicine cabinet, frosted UPVC window with integrated roman blind, spotlights to ceiling.

Garden

Decked area, mainly laid to lawn, flowerbeds with matures trees & shrubs, concrete stepping stone pathway to rear pavement & 2 x storage sheds.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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