



Bexley High Street, Bexley



Harpers & Co



Bexley High Street

Bexley

3 BEDROOM DETACHED PERIOD PROPERTY | UNIQUE ARCHITECT DESIGNED | CENTRALLY LOCATED IN HEART OF BEXLEY VILLAGE | WELL SPECIFIED OPEN PLAN KITCHEN/DINER | AMPLE LOUNGE WITH CREATIVE SPACE | APPROX 100FT GARDEN WITH DECKING & STREAM | DOUBLE GLAZING THROUGHOUT | PERIOD FEATURES THROUGHOUT

"Nestled in the quaint High Street of Bexley Village is this stunningly unique 3 bedroom detached property, that has been tastefully modernised to accommodate a refreshing open plan layout, whilst in keeping with the cosiness of a family home."

Property Summary

Harpers & Co is delighted to present a perfect example of one of the unique hidden gems that Bexley High Street has to offer.

This breathtaking period property has been tastefully renovated whilst still keeping its charming original period features. The property boasts an ample wrap-around reception room which envelopes the rear portion of the house, offering plenty of natural light this space lends itself well to a study and computer room area too.

The open plan kitchen & diner is beautifully specified, with bi-fold doors to the rear opening up onto a large decked area which overlooks a stream with the sound of running water. This space is unique and stunning and would be ideal for entertaining friends & family on a lazy summer afternoon. The 100ft garden offers privacy by way of mature trees & shrubs.

The first floor boasts an impressive master bedroom with views of the Old Mil and stream as well as an additional two bedrooms & a large luxury and designer shower room. Bexley High Street offers excellent transport links to and from London Bridge & Canon Street with Bexley train station a mere 5 minute walk away and within close proximity to local amenities.



Accommodation

Hallway 5' 11" x 5' 3" (1.8m x 1.6m)

Fully carpeted throughout, coconut matting, 1 x radiator with TRV valve, skirting, coving.

Reception Room 20' 8" x 21' 4" (6.3m x 6.5m)

Oak hardwood flooring throughout, chimney breast, feature gas burning stove, 3 x radiators with TRV valve, skirting, coving, dado rail, underfloor storage, 2 x UPVC windows to side elevation overlooking stream, multiple plug points throughout.

W/C 4' 7" x 3' 3" (1.4m x 1.0m)

Fully tiled throughout, low level hung designer W/C, low level square designer basin with chrome mixer tap, extractor fan, LED light fitting.

Open Plan Kitchen/Diner 15' 5" x 17' 9" (4.7m x 5.4m)

Fully tiled throughout, painted RSJ steel beams, floor & wall mounted grey gloss cabinets, Bosch electric oven, Whirlpool 4 ring hob, Zanussi extractor fan, integrated fridge, microwave, wine cooler, Beko dishwasher, multiple plug points throughout, basin with waste dispenser, skylight, thermostat to wall, dimmer switches, sash window, spotlights to ceiling, bi-fold sliding doors to garden. (*Appliances untested*).

Utility Room 8' 2" x 3' 11" (2.5m x 1.2m)

Large fridge-freezer, storage space throughout.

Garden Approx 100ft

Partial decked area, stream with mature trees & shrubs border, mainly laid to lawn.

Landing

Fully carpeted throughout, skirting, UPVC sash window.



Master Bedroom 15' 5" x 10' 2" (4.7m x 3.1m)

Fully carpeted throughout, 2 x UPVC sash windows with views of the stream & old mill, integrated Roman blinds, skirting, coving, pendant light to ceiling, loft hatch, multiple plug points throughout, TV aerial point.

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m)

Fully carpeted throughout, skirting, UPVC sash window, integrated roman blind, coving, pendant light to ceiling, multiple plug points throughout.

Bedroom 3 10' 10" x 6' 11" (3.3m x 2.1m)

Fully carpeted throughout, skirting, UPVC sash window with integrated roman blind, coving, pendant light to ceiling, multiple plug points throughout.

Shower Room

Original wood flooring throughout, 1 x radiator with TRV valve, UPVC partial frosted window with integrated roman blind, low level hung W/C, wall hung basin with chrome mixer tap, walk-in shower with partial glass

screen & tiled flooring, rectangular shower head, chrome towel rail, mirrored wall mounted cabinets, spotlights to ceiling.

Harpers & Co Special Remarks

This rare to the market and stunning house is a must see! Detached, architect designed and filled with period and modern features this house is a delight and a real credit to the owners. The rear extension and patio area overlooking the stream marks this property out making it a real gem.





Approximate Gross Internal Area
Ground Floor = 71.1 sq m / 765 sq ft
First Floor = 48.3 sq m / 520 sq ft
Total = 119.4 sq m / 1285 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID339882)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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