



Sydney Road, Bexleyheath



Harpers & Co







# Bexleyheath

## Sydney Road

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION CLOSE TO DANSON PARK
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- FITTED DESIGNER FAMILY BATHROOM
- ENSUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- APPROX 95' REAR GARDEN
- GARAGE & DRIVEWAY
- WITHIN CLOSE PROXIMITY OF TRAIN STATION

*Spacious semi detached family home*

### Property Summary

Immaculate & well decorated 4 bedroom semi-detached family home in sought after location in close proximity to Danson Park and the beautiful lake. This property boasts a large front driveway & adjoining garage and links to the A2 are sought within minutes -as is Bexleyheath train station - with frequent trains to Central London and beyond.

We love this spacious, extended and happy house. With bright and large rooms throughout it has a very open plan and functional feel. The ground floor in particular greets you with a good size hallway, which then leads to a large and bright front reception room. Through French doors this then leads into a large open plan, dining room, kitchen and open 2nd reception or study with French doors to garden. The owners have recently added a 4th bedroom with the addition of its own en suite with views to the garden. This would make an excellent granny annex or additional guest room.

The second floor leads to a large and bright landing comprising 2 double bedrooms and a third slightly smaller room. There is also an immaculate and very well appointed family bathroom/shower.

Found in excellent catchment area for Award Winning Local Primary & Secondary Schools, as well as all local amenities, this property is certain to garner strong appeal from a wide range of buyers





## Accommodation

### Entrance Hall

Hardwood Front door with opaque & leaded light inserts, hardwood strip floorboards, Radiator with TRV valve, chrome switch plates, pendant light to ceiling, PIR alarm, TV point, under stairs storage.

### Reception 15' 11" x 12' 10" (4.85m x 3.92m)

Stripped flooring, double glazed UPVC bay window, pendant light to ceiling, multiple plug points throughout, attractive feature fireplace, radiator with TRV valve, dimmer switches, French doors with glass inserts lead to dining room.

### Dining Room 24' 9" x 11' 6" (7.55m x 3.50m)

Stripped floorboards, skirting, coving, multiple plug points throughout, PIR alarm, chrome dimmer switches & switch plates, pendant light to ceiling, leading to second reception room/study.

### Study/ Reception 2 11' 8" x 8' 8" (3.55m x 2.65m)

Stripped floorboards, French doors to garden, currently configured as a study but sufficient size to accommodate be second reception room, pendant light to ceiling, multiple plug points throughout, radiator with TRV valve concealed behind ornate radiator cover.

### Kitchen 20' 9" x 7' 2" (6.33m x 2.18m)

Large open-plan kitchen, cream terracotta-styled floor tiles, wall & floor mounted oak kitchen units with glass inserts & chrome handles, basin with left hand drainer, chrome mixer taps, large double glazed window with attractive rear garden views, four ring gas hob with stainless steel extractor fan, multiple plug points throughout, in-built fridge freezer.

### Bedroom 4 11' 8" x 8' 8" (3.55m x 2.65m)

Located on the ground floor, this downstairs 4th bedroom would make an ideal granny annex or teenagers room comprising: Ceramic tiled floor, skirting, coving, pendant light to ceiling, radiator, door to decked patio plus single window, plug sockets.

### Ensuite Shower room

Walk in shower with panel backs, White gloss vanity unit with basin with chrome mixer taps, wall mounted mirror, spotlights, low level WC with push rod waste, chrome heated towel rail, extractor

### First Floor Landing

Fully carpeted throughout, featuring a large double glazed window which provides ample natural lighting, loft hatch above central





stairwell.

**Bedroom 1** 16' 1" x 11' 10" (4.90m x 3.60m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, two in-built wardrobes aside of chimney, large double glazed bay window, one radiator with TRV valve.

**Bedroom 2** 13' 0" x 10' 11" (3.97m x 3.33m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, two storage cupboards/wardrobes, multiple plug points throughout, one radiator with TRV valve, double glazed window with attractive rear garden views.

**Bedroom 3** 9' 6" x 6' 9" (2.90m x 2.07m)

Fully carpeted throughout, skirting, coving, one radiator with TRV valve, pendant light to ceiling.

**Family Bathroom**

Generous sized bathroom featuring large porcelain tiled floor, attractive designer white panelled over bath, chrome heated towel rail, wall-mounted mirror, designer square porcelain basin with chrome mixer taps & in-built vanity, large corner shower unit finished in contemporary glass style, low level w/c with push rod waste, white panelled splash backs, opaque window, spotlights to ceiling, PIR light & smoke detector.

**Garage** 15' 6" x 9' 6" (4.73m x 2.90m)

**Rear garden** 95' 2" x 29' 6" (29.00m x 9.00m)

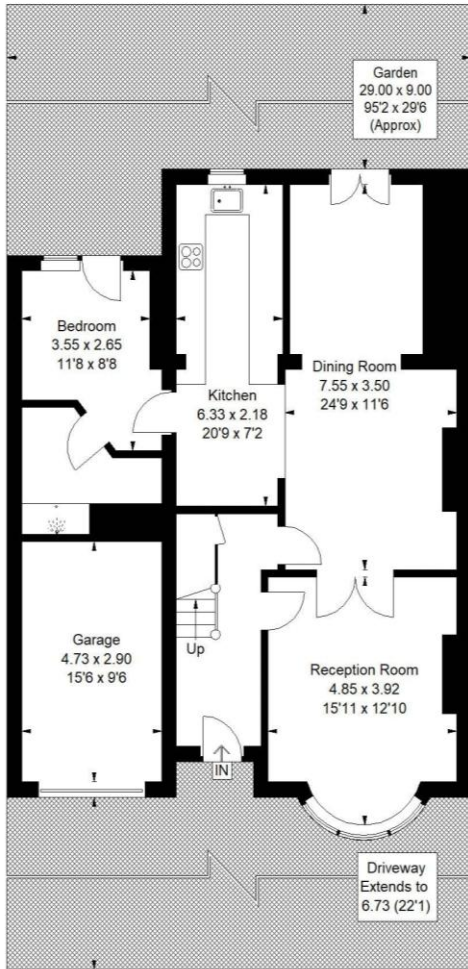
Patio area, mainly laid to lawn with tree and shrub borders, railway sleepers, outside tap and light.

**Driveway**

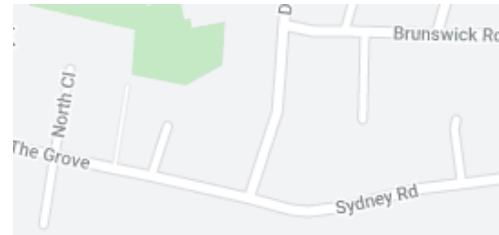
Paved off street parking for several vehicles, mature tree and landscaped borders, access to garage.







Approximate Gross Internal Area  
 Ground Floor = 83.3 sq m / 897 sq ft  
 First Floor = 48.7 sq m / 524 sq ft  
 Garage = 13.8 sq m / 148 sq ft  
 Total = 145.8 sq m / 1569 sq ft



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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	57
(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	

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