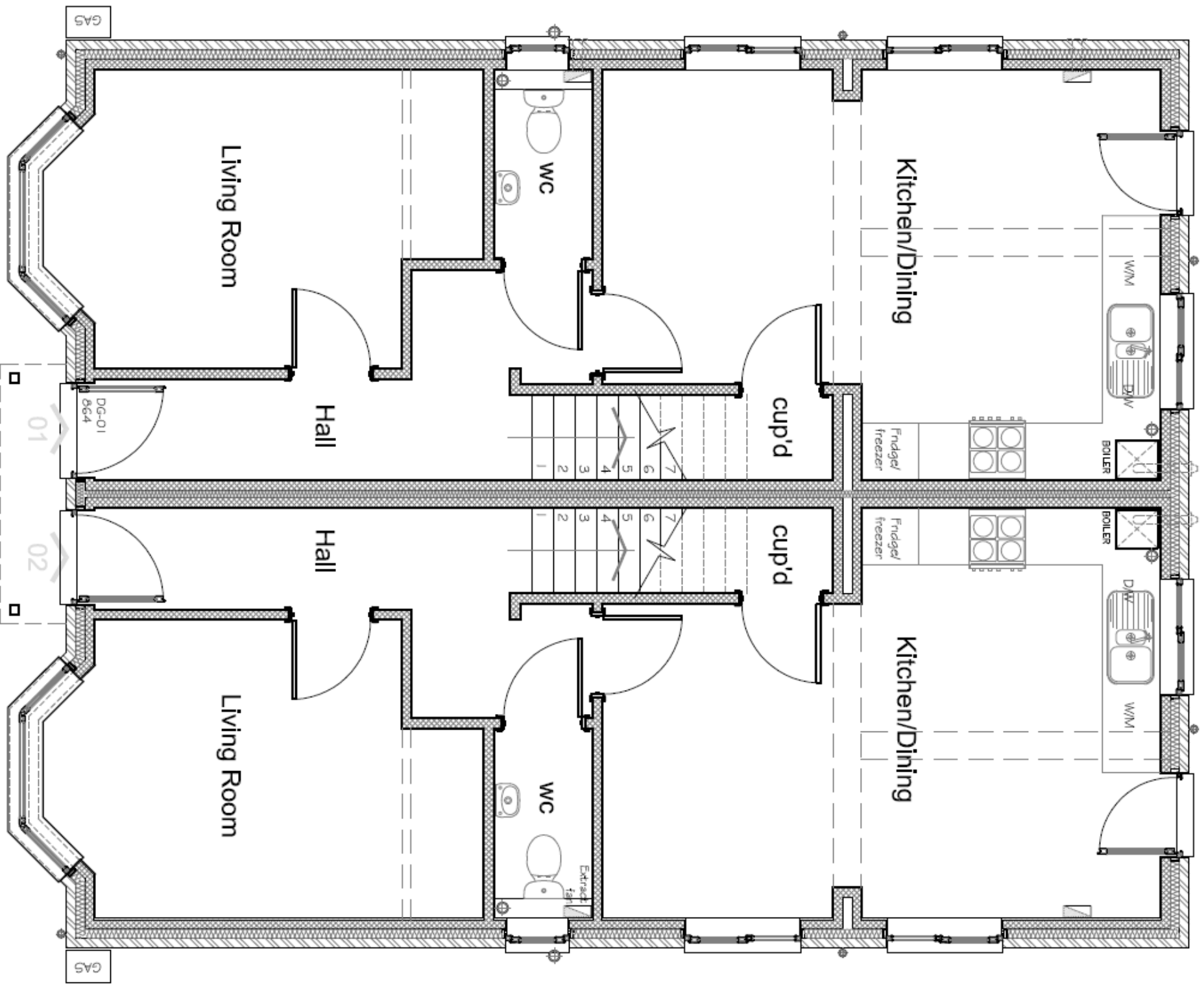




Sandford Road, Bexleyheath



Harpers & Co



Ground Floor Plan  
Scale 1:50



# Sandford Road

## Bexleyheath

PRIME LOCATED 4 BEDROOM SEMI-DETACHED | COMPRISING OF 3 FLOORS | 4 BEDROOM WITH EN-SUITE | UNDERFLOOR HEATING TO GROUND FLOOR | OPEN PLAN DINER & KITCHEN | W/C | WELL SPECIFIED KITCHEN WITH GRANITE WORKTOPS | 2 PARKING SPACES | INTEGRATED APPLIANCES | LANDSCAPED GARDEN

Immaculate 4 bedroom family homes with high quality fixtures and fittings. Located a short walk to mainline station and main shopping precinct, this high quality development provides luxury living with convenience.

### Property Summary

Harpers & Co is delighted to present Sandstone Terrace, an exciting new development to the well located & sought after Sandford Road, Bexleyheath.

Sandstone Terrace comprises four large, 4 bedroom semi-detached properties with attractive landscaped gardens and off-street parking spaces. The properties feature an attractive front with Ibstock Thames Yellow brickwork, bay windows, porch with gable roof, and a drive with block paving.

Inside the properties consisting of 3 floors is an ample lounge with feature bay window, an open plan diner & kitchen area with high quality fixtures and appliances. The ground floor features under floor heating throughout and an intruder alarm system. The first floor comprises 3 ample bedrooms and a family bathroom. The 2<sup>nd</sup> floor comprises an additional and 4<sup>th</sup> bedroom with integrated storage & en suite.

Each property boasts a landscaped private garden and parking with space for 2-3 cars.



FRONT ELEVATION (To Sandford Road)  
Scale 1:50



SIDE ELEVATION (Unit 4)  
Scale 1:50



REAR ELEVATION  
Scale 1:50

## Location

Sandstone Terrace is an exciting new development located on the corner of Sandford Road and adjacent to Pickford Lane. Located in Bexleyheath, approximately 12 miles from Central London and provides excellent access to the A2 and M25. Popular for its Ofsted award winning schools and the Broadway shopping centre, Bexleyheath is the perfect location for those looking to raise a family and be in the hub of a well located town.

The Broadway, the main shopping precinct, offers a wide variety of high street & independent retail shops, cafes, restaurants & bars and has something to offer everyone. Offering excellent transport links directly to Bexley Village & Bluewater & Bexleyheath station providing trains to London Victoria & Charring Cross, Bexleyheath is ideally located.

Sandford road is also in close proximity to the picturesque Danson Park with its boating lake and Mansion where events are held all year round.

## Accommodation

Gross Internal Floor Area: 118m<sup>2</sup> / 1270 sq ft

### Ground Floor

Under-floor heating throughout, Amtico type flooring, multiple plug points throughout, spotlights to ceiling.

**Hallway:** 0.86m x 4.19m

Under-floor heating throughout, Amtico type flooring, multiple plug points throughout, spotlights to ceiling.

**Lounge:** 3.21m x 3.28m

Under-floor heating throughout, Amtico type flooring, multiple plug points throughout, spotlights to ceiling.

**W/C:** 0.91m x 2.05m

Tiled flooring throughout, tiled feature wall, low level designer W/C, low level designer basin, UPVC frosted glass window, extractor fan, spotlights to ceiling.

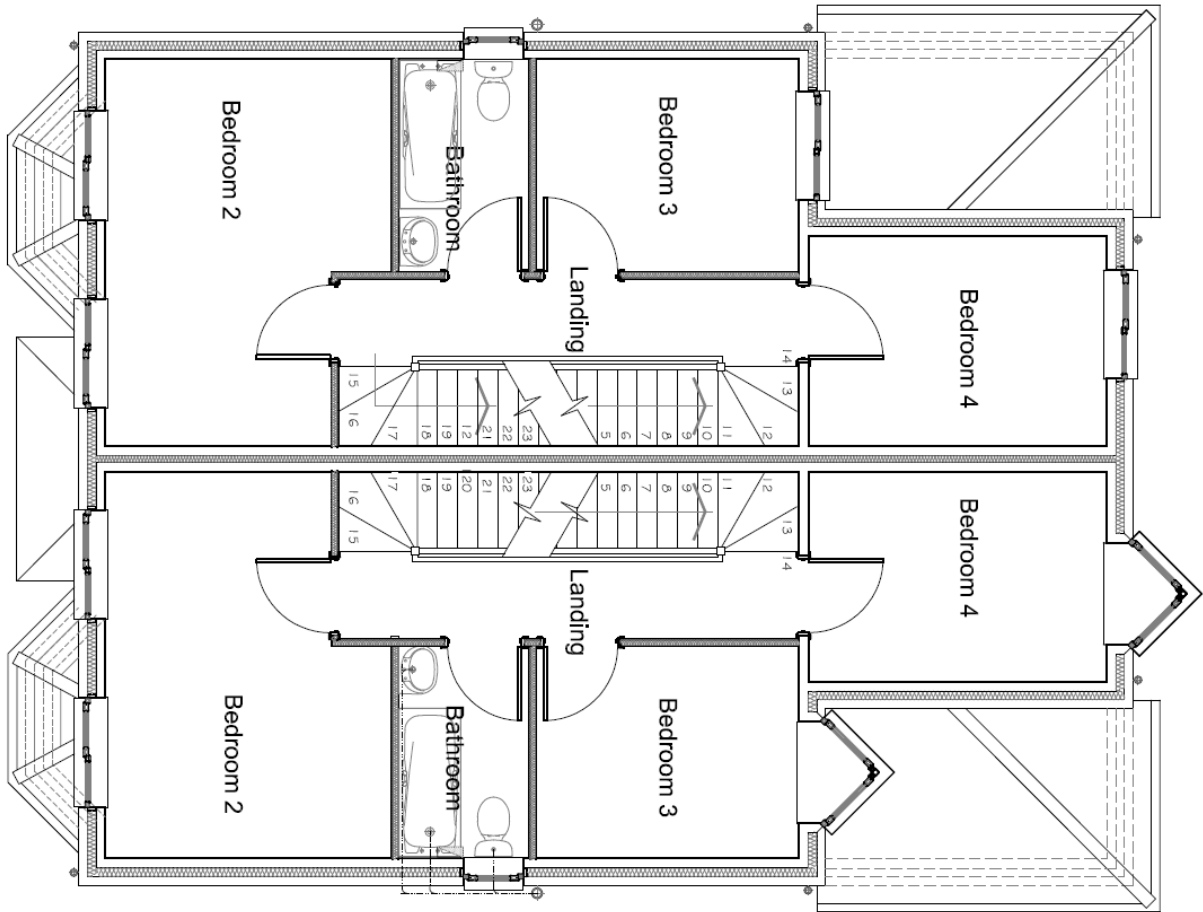




**Dining Room (Open Plan):** 3.38m x 3.35m  
Amtico style flooring throughout, under-stair storage cupboard, UPVC windows to side elevation, 1 x radiator with TRV valve, spotlights to ceiling, under floor heating.

**Kitchen (Open Plan):** 4.41m x 3.19m  
Amtico type flooring throughout, UPVC windows to rear elevation, floor and wall mounted units with granite worktops, pendant lights above kitchen island, spotlights to ceiling, 5 ring gas hob, extractor fan, in built dishwasher, in built washing machine, wall mounted and integrated boiler UPVC windows to rear with attractive garden views.

First Floor Plan  
Scale 1:50



**First Floor Landing:**  
Fully carpeted throughout.

**Bedroom 2:** 4.41m x 4.37m  
Fully carpeted throughout, UPVC windows to front elevation, 1 x radiator with TRV valve, spotlights to ceiling, multiple plug points throughout & aerial.

**Bedroom 3:** 2.43m x 3.00m  
Fully carpeted throughout, UPVC windows to front elevation, 1

x radiator with TRV valve, spotlights to ceiling. Multiple plug points throughout & aerial.

**Bedroom 4:** 3.40m x 2.40m  
Fully carpeted throughout, UPVC windows to rear elevation, 1 x radiator with TRV valve, spotlights to ceiling. Multiple plug points throughout & aerial.

**Family Bathroom:**  
Fully tiled throughout, tiles to wall, UPVC frosted glass window to side elevation, low level designer W/C, low level designer basin, panel enclosed bath, extractor fan, spotlights to ceiling. Integrated shaver point.

## Second Floor

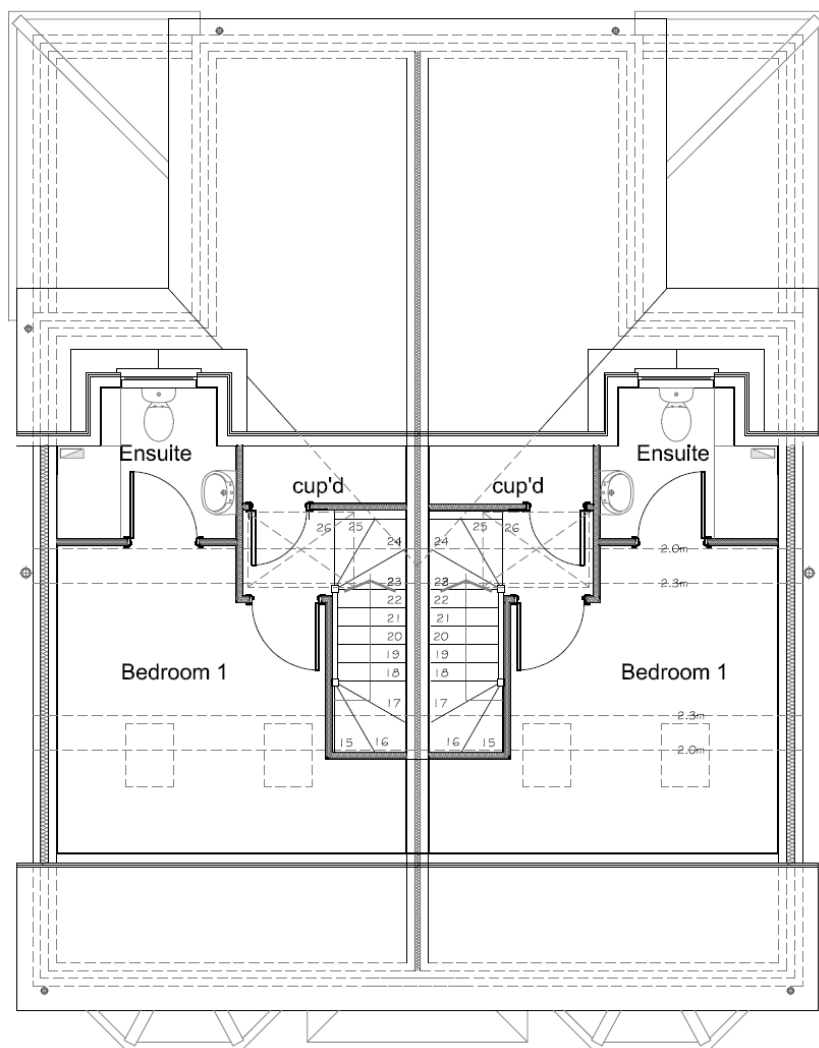
**Bedroom 1:**  
Fully carpeted throughout, 3 x skylights to ceiling, 1 x radiator with TRV valve, spotlights to ceiling.

**En Suite:** High spec shower room with low level WC and basin and shower, spotlights to ceiling, integrated shaver point.

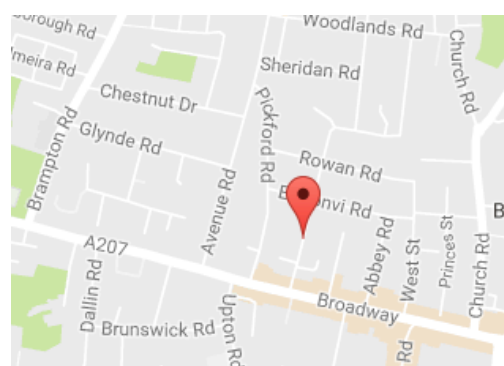
## Nearby Places:

<b>Bexleyheath Broadway:</b>	0.2 miles
<b>Bexleyheath Train Station:</b>	0.3 miles
<b>Townley Grammar School:</b>	0.7 miles
<b>Danson Park:</b>	0.8 miles
<b>Bexley Village:</b>	2.4 miles
<b>Bluewater Shopping Centre:</b>	8.7 miles

*N.B. The plans shown indicted are for guide purposes only.*



**Second Floor Plan**  
Scale 1:50



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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. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.