



Harpers & Co
FOR SALE
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Love Lane, Bexley

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Bexley

NEWLY REFURBISHED AND EXTENDED 3 BEDROOM SEMI | PROXIMITY TO BEXLEY VILLAGE | GARAGE AND OFF-STREET PARKING | REAR TIERED GARDEN WITH PANORAMIC VIEWS | NEW BOILER AND GAS CENTRAL HEATING SYSTEM | NEW ELECTRICAL WIRING | POTENTIAL TO EXTEND STPP |

Newly refurbished 3 bedroom semi-detached house in a prime Bexley location and offered to the market CHAIN FREE.

Harpers & Co are truly delighted to be able to present to market this extended 3 Bedroom semi-detached house in a quiet street with off-street parking and garage, a marvelous rear tiered garden with glorious views from the top, and which has been completely refurbished inside to make it a very desirable home for a growing family or first time investor.

The property offers a large double reception, 3 bedrooms, guest cloakroom on the ground floor, family bathroom, lean-to conservatory, tiered rear garden with panoramic views, utility area, garage with storage space, off-street parking and a front paved garden.

The proximity to Bexley Village means that you are never far from the local shops, delis, cafes, restaurants and Bexley mainline station. Walking distance to Townley Grammar School, Beths Grammar School, as well as Upton Primary School also means you have the some of the best schools in the borough at your doorstep. The property also has potential to be further extended STPP.

Entrance Porch

Tiled floor with multi-point double glazed door.

Driveway and Front Garden

Concrete driveway for 1 car to single garage. Paved front garden with raised flower beds and steps leading to entrance porch.

Entrance Hallway

Wood laminate flooring, skirting, 1 x radiator, double glazed front door with multi-point lock door and double glazed side panels. Pendant light.

Cloakroom

Wash hand basin with mixer taps and built in cupboard unit. Low level w/c with push rod flush. Frosted glass window to side. Extractor fan and



switch. Ceiling light.

Double Reception 31' 7" x 11' 5" (9.62m x 3.48m)

Laminate wood flooring, skirting, double glazed bay window to front with views and double glazed sliding patio doors to rear garden. 2 x radiators with TRV. 3 x ceiling pendant lights. Multi-point electrical sockets.

Kitchen 13' 1" x 8' 8" (3.98m x 2.64m)

Laminate wood flooring. Fitted wall and base kitchen cabinet units with matching worktop and white tiled splash back. Double glazed door to lean-to conservatory and double glazed window to rear. Stainless steel sink with mixer taps and left hand side draining board. Electric hob, oven and overhead extractor hood. Bosch dishwasher. 1 x radiator with TRV. Pendant light to ceiling. Multi-point electrical sockets.

Lean-to Conservatory 10' 0" x 9' 7" (3.05m x 2.92m)

Double glazed with sliding doors to rear garden.

Upper Landing

Laminate wood flooring. Storage cupboard with boiler. Double glazed window to side. Loft access.

Master Bedroom 13' 4" x 11' 5" (4.06m x 3.48m)

Laminate wood flooring and skirting. Double glazed window to front. 1 x radiator with TRV. Pendant light to ceiling. Multi-point electrical sockets.

Bedroom 2 11' 10" x 11' 4" (3.6m x 3.45m)

Laminate wood flooring and skirting. Double glazed window to rear. 1 x radiator with TRV. Pendant light to ceiling. Multi-point electrical sockets.

Bedroom 3 8' 5" x 6' 7" (2.56m x 2.01m)

Laminate wood flooring and skirting. Double glazed windows over looking rear garden. 1 x radiator with TRV. Pendant light to ceiling. Multi-point electrical sockets.

Bathroom 7' 6" x 6' 6" (2.28m x 1.98m)

Ceramic tiled floor and walls. White panelled bath with shower attachment and screen. Wash hand basin with built in cupboard unit. Low level wc with push rod flush. 1 x radiator with TRV. Frosted double glazed windows to rear.

Rear Garden

Rear south facing tiered garden with paved area and steps leading to small grass area with extensive views

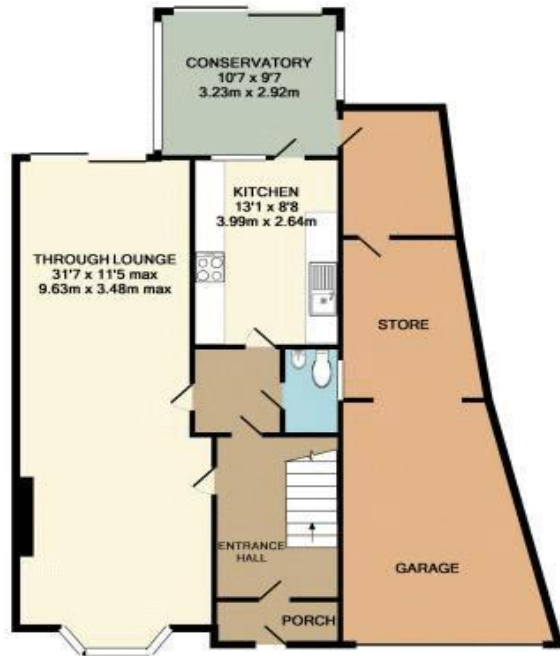
Garage 14' 8" x 10' 0" (4.47m x 3.05m)

Single garage with up and over door. Additional storage area to the rear of the garage with electricity supply. Door to Utility area.

Utility Area 9' 9" x 7' 8" (2.97m x 2.34m)

Accessed from the conservatory and garage with power supply.





GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ. FT.
(88.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 478 SQ. FT.
(44.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1435 SQ. FT. (133.3 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	61	
(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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