



Viewfield Road, Bexley



Harpers & Co



# Viewfield Road

## Bexley

IMMACULATE DETACHED 3 BEDROOM | GOOD LOCATION | MASSIVE SCOPE FOR IMPROVEMENT/EXTENSION | WELL MAINTAINED & LARGE REAR GARDEN | FULLY DOUBLE GLAZED AND GCH | LARGE LOUNGE/RECEPTION

Immaculate and large 3 bedroom well loved family home in favoured Viewfield Road, between Bexley & Sidcup; the ideal property to stamp your own mark.

This immaculate and spacious 3 bed detached property provides excellent space in a favoured location and has significant scope for improvement and extension (subject to planning permission).

The property comprises a large hallway which opens into a large open plan lounge and dining room. To the rear there is a newly installed kitchen with access to the well maintained and large gardens that back onto woodlands and fields. This property on the first floor has three good sized bedrooms, a family bathroom & separate WC.

We feel this house is substantial and offers a blank canvas for those wanting good location, ample space and character with the scope to extend and grow into.

### Entrance Hall

Double glazed front door with frosted insight glass, fully carpeted throughout, electrical storage cupboard with fuse board, 1 x radiator with TRV, double glazed aluminum window, 1 x double socket, wall mounted accenta alarm system with PIR, under stairs cupboard with gas and electric meter, ceiling pendant light, skirting boards Stairs to first floor,

### Kitchen 11' 0" x 9' 2" (3.36m x 2.80m)

Vinyl flooring throughout, wall and floor mounted kitchen units with Stainless steel sink unit with chrome mixer taps and drainer, Plumber for washing machine and cooker, Wall mounted "Primaf boiler", Tiled walls, Skirting boards, double glazed aluminium window to rear, double glazed door to garden with frosted glass, multiple plug points throughout.



**Lounge/Diner** 23' 10" x 12' 10" (7.26m x 3.90m)

Fully carpeted throughout, , featured gas fireplace, multiple power points throughout, Double glazed aluminium window to front , Double glazed patio door to rear, 2 x radiator with TRV valve, 2 x wall mounted lights with wall mounted thermostats, 5 x ceiling spotlights, TV connection point, Skirting boards

**First Floor Landing**

Fully carpeted throughout, Pendant rose ceiling light, 2 x ceiling mounted isolator switch, access to loft via hatch.

**Bedroom One** 12' 4" x 10' 11" (3.76m x 3.34m)

Fully carpeted throughout, double glazed aluminium window to front, radiator with TRV valve, built in storage cupboard, pendant light ceiling rose, multiple power points with TV connection, skirting boards.

**Bedroom Two** 10' 11" x 9' 8" (3.322m x 2.942m)

Fully carpeted throughout, double glazed aluminum window to rear, radiator with TRV valve, built in storage cupboard , pendant light, multiple power points throughout, skirting boards.

**Bedroom Three** 9' 1" x 7' 5" (2.767m x 2.251m)

Fully carpeted throughout, double glazed aluminium window to front, radiator with TRV valve, built in storage cupboard, multiple power points, pendant light ceiling rose, skirting boards.

**Bathroom** 8' 5" x 5' 3" (2.554m x 1.607m)

Vinyl flooring laid, double glazed aluminium frosted window to rear, stainless steel tail rail, paneled bath with chrome shower attachment, WHB with stainless steel taps, Built in cupboard with immersion Heater, Ceiling mounted avenue extractor fan, skirting Boards.

**Separate WC**

Vinyl flooring laid, low level WC with push flush, double glazed aluminium frosted window to rear, ceiling mounted avenue extractor fan, skirting boards

**Rear Garden**

Patio area laid, Laid to lawn with raised flower beds, access to garage, side access to driveway via gate.

**Driveway**

Blocked paved driveway single car, laid to lawn front garden with flower bed.

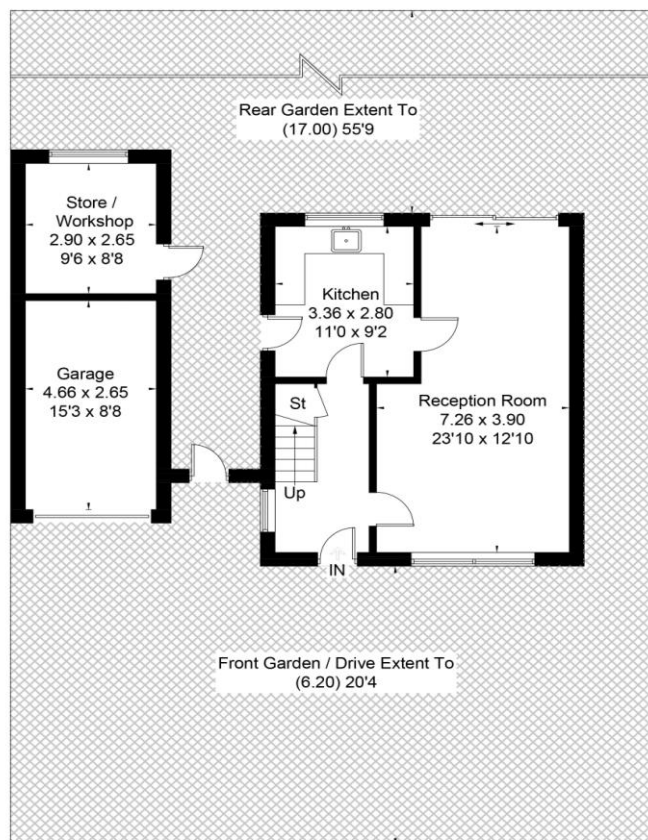
**Store/Workshop** 9' 6" x 8' 8" (2.90m x 2.65m)

Concrete flooring throughout, UPVC double glazed window to rear, UPVC double glazed door to side, multiple power points, throne strip lighting, workbench.



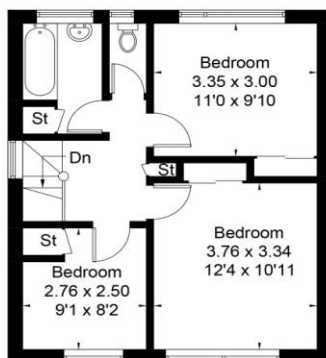


Approximate Gross Internal Area  
 Ground Floor = 43.7 sq m / 470 sq ft  
 First Floor = 43.1 sq m / 464 sq ft  
 Store / Workshop = 7.8 sq m / 84 sq ft  
 Garage = 12.3 sq m / 132 sq ft  
 Total = 106.9 sq m / 1150 sq ft

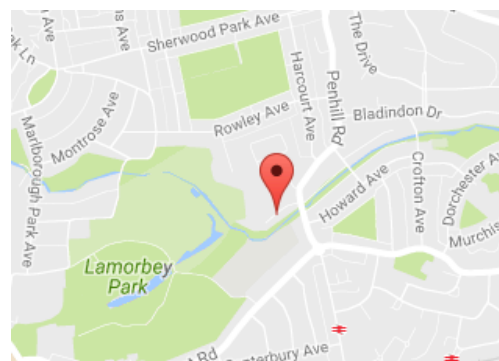


## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		36	73
		EU Directive 2002/91/EC	

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