



Harpers & Co  
**FOR SALE**  
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*The Mids*

Cranbrook Road, Bexleyheath



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# Cranbrook Road

## Bexleyheath

- 4 Bed Extended
- Fantastic location
- Large Hallway
- Open plan reception and diner.
- Large kitchen
- 4 good sized bedrooms
- Family bathrrom
- Large Garden

*CHAIN FREE*

### Property Summary

Extended 4 bedroom semi in favoured location of Cranbrook Road and in excellent proximity to mainline train station and the areas best schools.

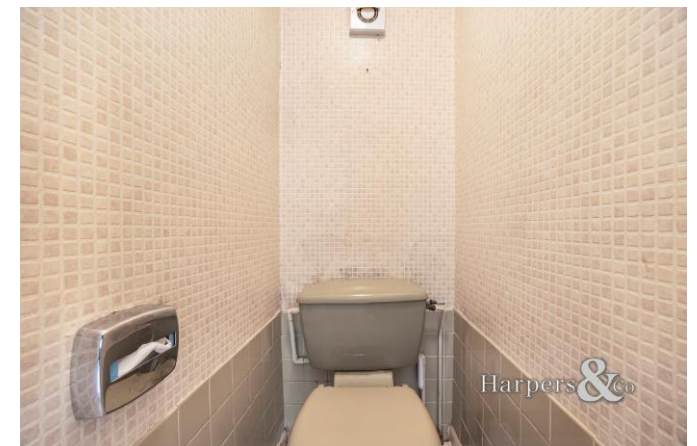
Harpers & Co are delighted to offer this excellent estate that has been in the same ownership for a number of years. It now represents an excellent opportunity for new owners to modernise the estate as it offers excellent functional space and a large garden.

The ground floor comprises of a good sized and welcoming porch and hallway leading to an open plan reception and dining room with attractive views to front and rear. The kitchen is an L shape leading to a ground floor WC, garage and to the rear patio and garden.

The first floor comprises 4 ample bedrooms (3 of them large doubles) and a large family bathroom. The garden is large and offers excellent functional entertaining space.

This estate represents an opportunity to acquire a lovely family home, well located with massive potential.

We urge early viewings through sole agents Harpers & Co.





## Accommodation

### Drive

Crazy paving drive with raised borders and mature shrubs and plants.

### Entrance Porch 6' 7" x 6' 7" (2m x 2m)

UPVC double doors and tiled floor.

### Entrance Hallway 13' 1" x 6' 7" (4m x 2m)

Fully carpeted throughout, skirting, coving multiple plug points. 1 x rad, understairs storage. Pendant light to ceiling.

### Reception Room 11' 10" x 11' 5" (3.6m x 3.47m)

Fully carpeted throughout, skirting, coving multiple plug points. 1 x rad. Bay window, fireplace feature. Pendant light to ceiling.

### Dinning Room 12' 2" x 10' 10" (3.71m x 3.3m)

Fully carpeted throughout, skirting, coving multiple plug points. 1 x rad, UPVC French doors leading to rear patio and garden. Pendant light to ceiling.

### Kitchen/Breakfast Room 16' 2" x 14' 1" (4.93m x 4.3m)

Vinyl flooring throughout, skirting, coving, wall and floor mounted kitchen units, double inbuilt over, 4 ring ceramic hob, Formica worktops, inbuilt extractor. Double stainless steel basin with right hand drainer and chrome mixer taps. Multiple plug points.

### Ground floor WC 5' 3" x 3' 3" (1.6m x 1m)

Vinyl flooring, low level WC, pendant light to ceiling. wall mounted extractor.

### Bedroom 1 14' 1" x 11' 2" (4.3m x 3.4m)

Fully carpeted throughout, skirting, coving, fitted wardrobes, 1 x rad bay window, pendant light to ceiling and multiple plug points.

### Bedroom 2 12' 3" x 10' 11" (3.73m x 3.32m)

Fully carpeted throughout, skirting, coving, fitted wardrobes, 1 x rad, UPVC window, pendant light to ceiling and multiple plug points.

### Bedroom 3 14' 7" x 7' 3" (4.45m x 2.21m)

Fully carpeted throughout, skirting, coving, fitted wardrobes, 1 x rad, 2 x UPVC window, pendant light to ceiling and multiple plug points.





**Bedroom 4** 8' 11" x 7' 7" (2.71m x 2.32m)

Fully carpeted throughout, skirting, coving, 1 x rad, UPVC window, pendant light to ceiling and multiple plug points. Attractive rear garden views.

**Family Bathroom** 7' 3" x 7' 1" (2.2m x 2.15m)

Vinyl flooring throughout, over panelled bath with shower enclosure, low level WC, basin, with chrome taps, 1 x rad, storage cupboard, 2 x opaque windows. Boiler cupboard and storage, loft hatch.

**Garage** 16' 5" x 9' 4" (5m x 2.85m)

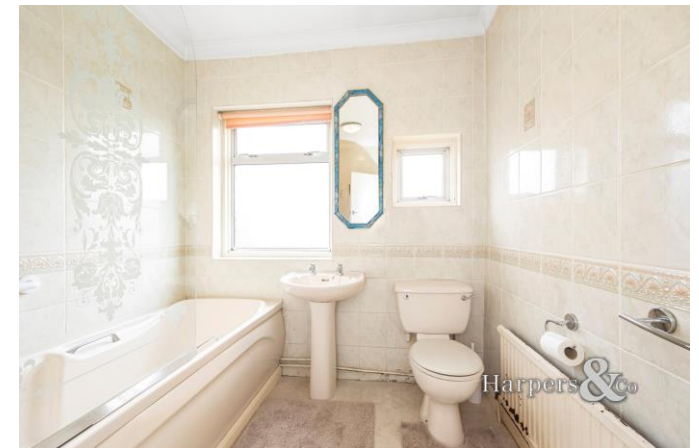
Concrete floor, wall mounted shelving, up and over door and ceiling mounted lighting.

**Rear Garden** 62' 4" x 31' 2" (19m x 9.5m)

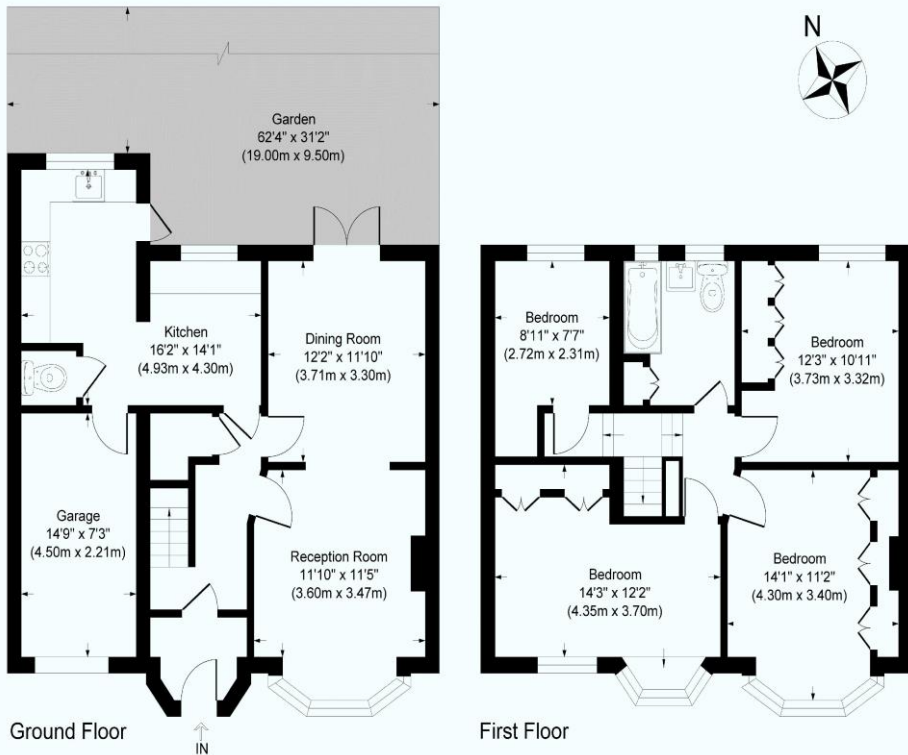
Paved patio, mainly laid to lawn with raised mature borders and rear garden shed. Garden secluded and not overlooked.

**Harpers & Co Special Remarks**

This 4 bed extended family home has been in the same ownership for some years and presents a unique opportunity for a new owner to lightly modernise and stamp their mark on this superb estate. Well located and with oodles of charm, this is an excellent estate with massive potential.



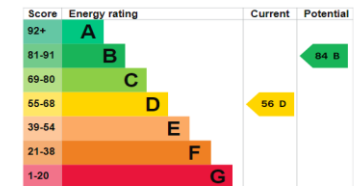




### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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# Harpers & Co

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.