



Bascombe Grove, Crayford

Guide Price £400,000 - £425,000

Harpers & Co

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Crayford

3 BEDROOM IMMACULATE DETACHED | SOUGHT AFTER CUL DE SAC LOCATION | INTEGRATED GARAGE | PARKING TO FRONT ELEVATION | DOWNSTAIRS WC & CLOAKROOM | SHOWER EN SUITE & LARGE MASTER BEDROOM

3 bedroom beautiful detached in sought after Braeburn Park, the perfect family home offering private garden, parking and good quality fixtures & fittings.

Harpers & Co is delighted to present this picturesque 3 bedroom beautiful detached house in the sought after location of Braeburn Park. With South-East facing garden, parking for up to 2 cars to the front elevation and an integrated garage, this property is the perfect family home within close proximity to many of the local leading schools and within a short distance to all local amenities. A credit to its current owner, the property boasts modern and immaculate decor throughout with an ample lounge with integrated storage and beautiful feature fireplace, entrance hall with cloakroom and WC, a large master bedroom with shower en suite, family bathroom with garden views and a well specified kitchen/diner. The garden is South-East facing with a patio area, access to garage, small shed for storage and is mainly laid to lawn.

Front Elevation

Front drive has parking for up to 2 cars, garage to side, front lawn with garden path leading to front hardwood door with glass pane inserts.

Hallway 9' 6" x 3' 7" (2.9m x 1.1m)

Oak laminate flooring, pendant light to ceiling, smoke alarm, ground floor cloakroom (1.9m x 0.8m).

WC

Laminate wood flooring, skirting, basin with chrome taps, partial tile splash back, low level WC, UPVC frosted window, 1 x radiator, spotlights to ceiling.

Lounge 14' 9" x 13' 1" (4.5m x 4.0m)

Oak laminate flooring throughout, pendant light to ceiling, skirting, sandstone lime hearth with black marble insert, gas feature



fireplace, multiple power points throughout, integrated storage cupboard, large UPVC windows with front garden views.

Kitchen/Diner 10' 2" x 16' 5" (3.1m x 5.0m)

Fully tiled throughout, partial wall tile splash back. spotlights to ceiling, UPVC window with garden view, range and selection of base and wall mounted pine units with chrome handles and laminate granite effect counter top, 4 ring Proline gas hob, Proline oven, stainless steel canopy & extractor fan, integrated Belling dishwasher, space for tumble dryer/washing machine, stainless steel basin with draining board, multiple power points throughout, UPVC French doors leading to garden.

Landing 9' 6" x 5' 11" (2.9m x 1.8m)

Fully carpeted throughout, white painted banister and hand rail, pendant light to ceiling, smoke alarm to ceiling, access to loft hatch.

Master Bedroom 10' 2" x 12' 10" (3.1m x 3.9m)

Fully carpeted throughout, 1 x radiator with TRV valve, pendant light to ceiling, skirting, 3 X UPVC windows with front views & integrated blind, multiple power points throughout, door leading to en suite.

En Suite

Fully carpeted throughout, 1 x radiator, low level basin, low level WC, double shower enclosure with chrome shower rail, extractor fan, ceiling mounted light, 1 x frosted UPVC window with side view.

Bedroom 2 9' 2" x 9' 10" (2.8m x 3.0m)

Fully carpeted throughout, 1 x radiator with TRV valve, 1 x UPVC window with garden views, skirting, multiple power points throughout, pendant light to ceiling,

Bedroom 3 9' 10" x 6' 7" (3.0m x 2.0m)

Fully carpeted throughout, pendant light to ceiling, skirting, UPVC window with integrated blind, front view, 1 x radiator.

Family Bathroom

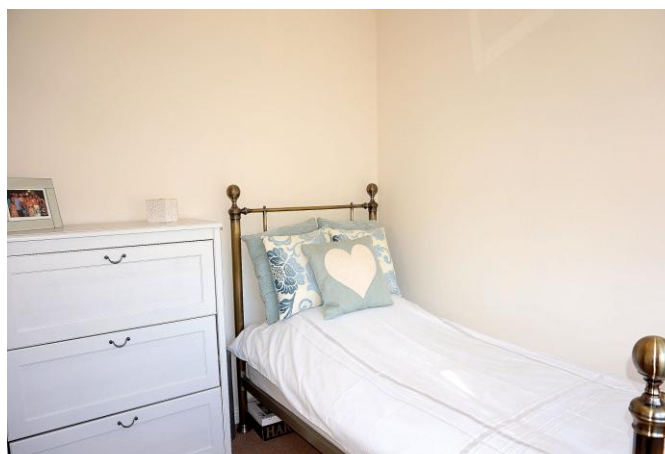
Fully carpeted throughout, partial tiled wall with attractive motif, low level WC, low level basin, ceiling mounted light, UPVC frosted glass window with views to rear garden, 1 x radiator, panel enclosed bath with chrome taps and shower attachment.

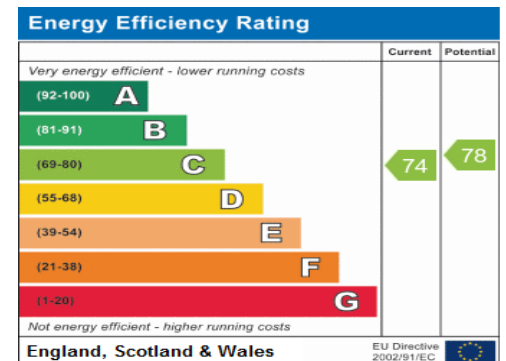
Garden 35' 1" x 31' 2" (10.7m x 9.5m)

South-east facing, partially paved with large patio area, mainly laid to lawn with assortment of shrubs and mature trees, access to front through gated side elevation.

Garage 18' 8" x 9' 2" (5.7m x 2.8m)

Up & over garage door, concrete flooring throughout, wall mounted heater.





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