



Lion Road, Bexleyheath



Harpers & Co



Lion Road

Bexleyheath

STUNNING VICTORIAN CONVERSION | SOUGHT AFTER LOCATION ON FAVOURED ROAD | OPEN PLAN LAYOUT | LARGE RECEPTION | DESIGNER KITCHEN | IMMACULATE DECOR & PERIOD FITTINGS | LARGE IMMACULATE MASTER BEDROOM | TV ROOM |

"This immaculate and large property is an absolute credit to the current owners who have thoughtfully designed what is one of the most understated and elegant homes we have seen for some time."

Property Summary

We are proud to present one of the most tastefully and well designed period conversions in the favoured Lion Road.

This immaculate and large property is an absolute credit to the current owners who have thoughtfully designed what is one of the most understated & elegant homes we have seen for some time.

Comprising many period features and a real attention to impeccable detail, this property comprises of a large and open plan reception and diner leading to a stunning kitchen and further reception room, ground floor WC and utility room. 2 large bedrooms and one slightly smaller bedroom is located on the top floor with a beautiful family bathroom.

The fourth bedroom/study is housed out of the basement which has been fully tanked and refurbished. The property enjoys an excellent 105 ft long garden which is South Facing and not overlooked.

We truly love this immaculate home and we are confident all who view it will too. We advise early viewings as this is rare to the market and a true gem.



Accommodation

Entrance Hallway 22' 4" x 2' 11" (6.8m x 0.9m)

Hardwood period front door with opaque glass inserts, attractive "fired earth" Victorian floor tiles, high skirting, coving, period light to ceiling, alarm (untested), archiving, original plaster sculptured features with archway, spotlights to ceiling. Smoke alarm to ceiling.

Reception 12' 2" x 12' 10" (3.7m x 3.9m)

Fully double glazed bay window, fully carpeted throughout, high skirting, coving radiator with TRV valve multiple plug points throughout, PIR alarm (untested) Leads to Dining room.

Dining Room 11' 10" x 10' 2" (3.6m x 3.1m)

Antico Oak effect flooring with built in LED feature lights, dimmer switches, high skirting, coving, attractive pendant light, radiator with TRV valve, multiple plug points. Leads to Kitchen.

Kitchen/Breakfast Room 13' 1" x 10' 6" (4m x 3.2m)

Antico oak effect flooring throughout, LED built in feature lights, white floor and wall mounted bespoke kitchen units with attractive bespoke grey granite work tops and tiled splash-back featuring built in double door wine cooler.

Large central Island feature with modern stainless Steel basin with chrome mixer taps, integrated waste and large under Island storage. 5 ring NEFF Gas hob with NEFF Stainless Steel extractor, 2 x NEFF built in ovens with built in microwave and large double height larders and cupboards .

Pendant and LED spotlights to ceiling, multiple plug points and built in light tunnel. Leads to TV room/ breakfast room. Leads to patio and utility room and ground floor WC.

Reception 2/TV Room 9' 10" x 7' 3" (3m x 2.2m)

Antico oak effect flooring, LED spotlights to ceiling, radiator with TRV, large UPVC doors to garden, large overhead skylight feature. Sky TV integrated throughout. Leads to Utility room.

Ground Floor WC 6' 11" x 2' 7" (2.1m x 0.8m)

"Fired Earth" polished mosaic tiles to floor, Part tiled to walls and part mirrored to ceiling, Granite shelf, designer modern style basin with chrome mixer taps, low level push rod waste WC and wall mounted extractor. Chrome heated towel rail.

Utility room 8' 2" x 7' 3" (2.5m x 2.2m)

Antico Oak effect flooring throughout. Ceiling light floor and wall mounted gloss grey cabinet fascias, integrated basin with right hand



drainer chrome mixer taps, plumbing for tumble dryer and washing machine, UPVC door to garden access, multiple plug points throughout, shelving. Extractor to ceiling.

First Floor Landing 20' 4" x 5' 11" (6.2m x 1.8m)

Fully carpeted throughout, high skirting, spotlights to ceiling, integrated storage, loft hatch with access to fully boarded and lit loft with potential for conversion and dormer STPP (subject to planning permission).

Master bedroom 13' 1" x 13' 9" (4m x 4.2m)

Fully carpeted throughout, 2 UPVC windows with integrated blinds front views, high skirting, LED spotlights to ceiling, radiator with TRV valve, integrated wardrobes, multiple plug points throughout.

Bedroom 2 10' 2" x 12' 2" (3.1m x 3.7m)

Fully carpeted throughout, pendant light to ceiling, radiator with TRV, UPVC window with integrated blind with garden view, high skirting.

Bedroom 3 10' 10" x 6' 7" (3.3m x 2.0m)

Fully carpeted throughout, radiator with TRV valve, UPVC window with side elevation view, high skirting, multiple plug points.

Family Bathroom 10' 6" x 9' 6" (3.2m x 2.9m)

Ceramic wood effect tiles with underfloor heating, grey marble tiles surrounding cast iron traditional style bath with chrome candle-wick shower attachment. UPVC window with opaque glass insert, spotlights to ceiling, large corner glass shower enclosure with chrome rain-forest shower head. Low level Victorian style porcelain basin with chrome taps, electric shaver point, large heated chrome towel rail. Extractor fan to

ceiling.

Bedroom 4/study 10' 6" x 9' 10" (3.2m x 3m)

Accessed from the Hallway by way of fully carpeted staircase, this well lit room has 2 x UPVC windows and ample bespoke storage throughout. LED spotlights to ceiling, multiple plug points throughout.

Rear Garden 105' 0" x 26' 0" (31.98m x 7.92m)

Fully decked patio area with external lighting leading to immaculate lawn and fence surrounds. South facing garden, secluded and not overlooked.

Front Drive 15' 1" x 19' 0" (4.6m x 5.8m)

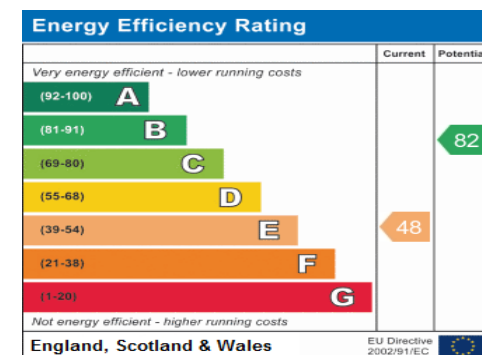
Attractive block paving. Accommodates 2 large cars.





Approximate Gross Internal Area
 Ground Floor = 76.2 sq m / 820 sq ft
 First Floor = 53.7 sq m / 578 sq ft
 Basement = 17.3 sq m / 186 sq ft
 Total = 147.2 sq m / 1584 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID275890)



Bexley / Bexleyheath Department

8 Bexley High Street
 Bexley
 DA5 1AD

T: 01322 524425

E: info@harpersandco.com

Associate Park Lane

121 Park Lane
 Mayfair
 W1K 7AG

T: 0207 409 4693

E: info@harpersandco.com

harpersandco.com

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