



Baldwyns Road, Bexley



Harpers & Co



Baldwyns Road

Bexley

LARGE EXTENDED 3 BED TERRACED | BEAUTIFUL DÉCOR THROUGHOUT | SHED TO REAR WITH POTENTIAL FOR OFF-ROAD PARKING | OPEN PLAN LOUNGE & DINER | IDEAL LOCATION | EXCELLENT SCHOOL CATCHMENT AREA

Stunning 3 bedroom extended terrace in the sought after Baldwyns Road. This elegantly presented property boasts an open plan ground floor, potential off-road parking in the form of a rear garage and approx 68ft garden.

Property Summary

This beautiful family home is situated in an ideal catchment area for local Ofsted acclaimed primary and secondary schools. Baldwyns Road is an extremely favourable location within a mile of popular Bexley Village and all of its local amenities.

The ground floor comprises of a large open plan lounge & diner with feature bay window which bathes the room in plenty of natural light throughout.

The well specified kitchen provides views out into the private garden which has its own decked area perfect for entertaining friends or family in the Summer.

The first and second floor consists of 3 impressively sized bedrooms all of which boast ample integrated storage. All the bedrooms provide bright open spaces and the owner's impeccable yet minimalistic taste is consistent throughout all three floors. The family bathroom comprises of an attractive 4 piece suite which includes a large bath and separate shower.



Accommodation

Hallway 14' 1" x 2' 11" (4.3m x 0.9m)

White UPVC door with opaque glass & leaded light inserts. Porcelain tiles. Radiator with TRV valve. High skirting. Attractive pendant light with rose ceiling. Smoke alarm.

Open Plan Reception/Dining Area 26' 11" x 10' 2" (8.2m x 3.1m)

High quality Barber full looped carpet throughout. High skirting. UPVC double glazed bay window to front. LED spotlights throughout. One radiator with TRV valve. Under stairs storage. Integrated trunking for TV and surround sound. French doors leading to Garden.

Lounge 14' 5" x 10' 10" (4.4m x 3.3m)

Full carpeted throughout. Skirting. LED spotlights to ceiling. Radiator with TRV valve. Multiple plug points throughout. Double glazed french doors to rear garden.

Kitchen 9' 10" x 8' 6" (3m x 2.6m)

Attractive Travertine tiles throughout. Oak block worktops. Designer white gloss floor and wall mounted units. Four ring induction hob with attractive designer chrome extractor fan and built in electric oven. Marble mosaic splashback. Chrome multiple plug points throughout. LED spotlight cluster to ceiling. UPVC double glazed window to rear with attractive garden views. Porcelain basin with right hand drainer with chrome mixer taps and filtered water. Combi boiler.

First Floor Landing 13' 1" x 5' 3" (4.0m x 1.6m)

Under stair storage. Full carpeted throughout. LED spotlights to ceiling.

Bedroom 1 13' 9" x 13' 5" (4.2m x 4.1m)

UPVC double glazed bay window to front with integrated roman blinds. Fully carpeted throughout. Three radiators with TRV valve. LED lights to ceiling. Smoke alarm. Integrated wardrobes with chrome handles. High ceilings. Pine door with chrome fixtures and fittings. Chrome multiple plug points throughout.



Bedroom 2 13' 5" x 8' 6" (4.1m x 2.6m)

UPVC double glazed window to rear with garden view with integrated roman blinds. Fully carpeted throughout. LED spotlights. Skirting. Multiple plug points.

Family Bathroom 10' 2" x 9' 2" (3.1m x 2.8m)

Porcelain tiles throughout. Low level WC. Low level wall mounted basin with chrome mixer taps with tiled splashback and wall mounted mirror. Large corner shower with designer glass door with chrome surround. LED spotlights to ceiling. Large white bath with power shower attachment. Integrated

storage cupboard. Radiator with TRV valve. Skirting throughout.

Bedroom 3 17' 9" x 10' 6" (5.4m x 3.2m)

UPVC double glazed windows to rear with garden views. Fully carpeted throughout. Under eaves storage. Skirting. LED spotlights to ceiling. Integrated television into wall. Designer tubular radiator with TRV valve. Chrome multiple plug points throughout. Integrated wardrobes with storage.

Garden 213' 3" x 62' 4" (65m x 19m)

Decked patio area. Mainly laid to lawn. Detached garage to

rear with full mains electricity. Rear access. Rear Gate to shared access road. Private and secluded.

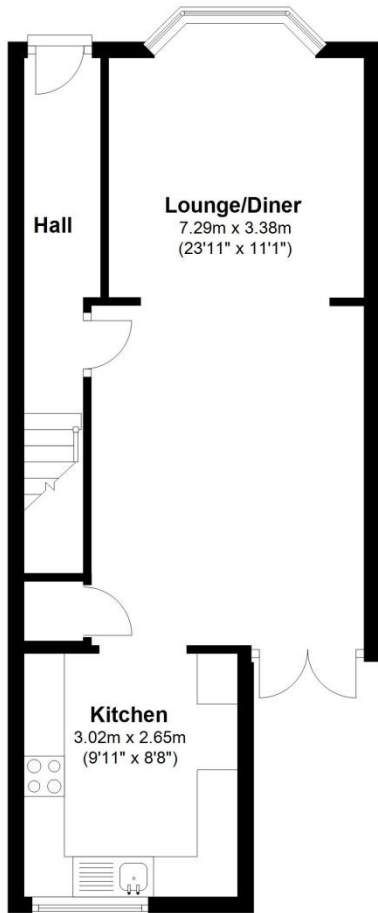
Harpers & Co Special Remarks

Immaculate throughout, this property is a credit to the current owners who have decorated this property to a fantastic standard using Farrow & Ball paints and high quality fixtures throughout. The house is large and provides excellent and functional living space. Well located for the Village and Transport links, this property is a must see and we urge early viewings as it is ready to move into and enjoy.



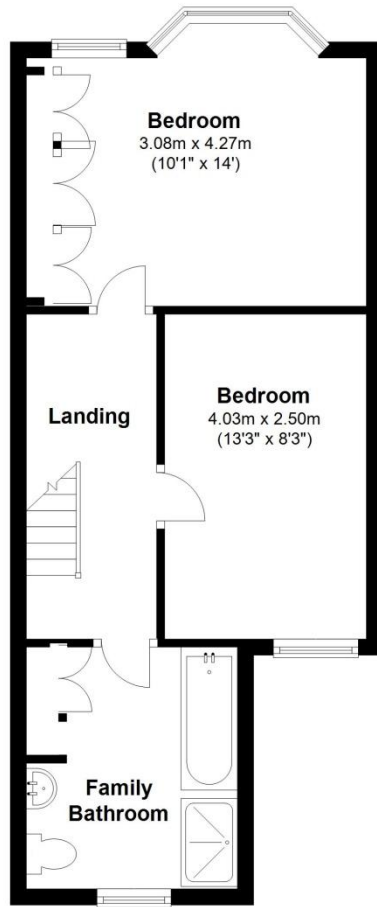
Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



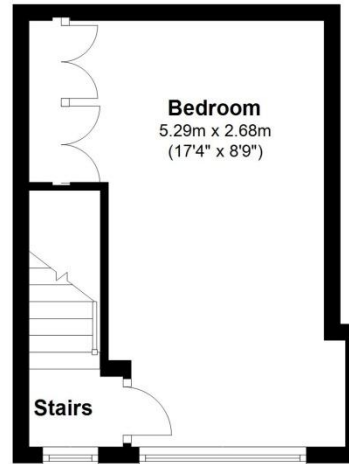
First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Second Floor

Approx. 19.2 sq. metres (206.5 sq. feet)



Total area: approx. 97.4 sq. metres (1048.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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