



Blendon Road, Bexley



Harpers & Co



Blendon Road

Bexley

MODERN FIXTURES & FITTINGS | ORIGINAL FEATURES THROUGHOUT | OFF ROAD PARKING FOR 3-4 CARS | GARDEN WITH SIDE ACCESS | SUMMERHOUSE | DOUBLE GLAZING THROUGHOUT | 15 MINUTE WALK FROM BEXLEY VILLAGE

4 double bed extended family home that boasts a bright & airy through lounge with feature fireplace, beautiful loft conversion with dressing room & en-suite, well sized garden with summerhouse & patio area, stunning decor throughout that incorporates period features within a modern renovation.

Property Summary

Harpers & Co is delighted to present this remarkable & rare to market 4 bedroom semi-detached house. The property consists of a separate dining room, through lounge with sliding doors leading to a well-kept family garden, with a tasteful patio area & summerhouse, which is perfect for entertaining family & friends. Downstairs you will also find a newly fitted, well specified kitchen & a W/C.

The first floor comprises of 3 double bedrooms with tasteful, neutral colour palettes & integrated storage. The large & new family bathroom is a 4 piece suite consisting of a bath with shower attachment & a glass shower enclosure. The loft conversion provides a further 4th double bedroom with dressing room & shower en-suite.

This property is well located on the sought after Blendon Road, which is within walking distance to beautiful Bexley Village and all of its family run amenities, as well as Bexley station, providing direct access to Charring Cross & London Bridge.

Early viewings are highly recommended through award winning agents Harpers & Co, call now on 01322 524 425 to arrange an appointment!



Accommodation

Entrance Hall

Dining Room 13' 1" x 11' 10" (4.0m x 3.6m)

Ash wooden flooring throughout, skirting, coving, gas fire (untested), UPBV bay window, chrome curtain rail, 2 x UPVC windows with integrated Roman blinds, pendant light, original beam to ceiling.

Reception Room 24' 3" x 10' 10" (7.4m x 3.3m)

Ash wooden flooring throughout, skirting, picture rail, coving, fireplace (untested) with granite hearth & sandstone mantel piece, 2 x UPVC windows with integrated Roman blinds, UPVC sliding door to garden patio, chrome curtain rail, 2 x pendant lights, original beams to ceiling, chrome power points.

Kitchen 22' 0" x 7' 3" (6.7m x 2.2m)

Ash wooden flooring throughout, double glazed door to rear garden, range of wall and base units with chrome handles and complimentary work surfaces over, Neff electric built in oven, integrated five ring gas hob with Neff extractor fan, one and a half stainless steel sink unit and drainer with chrome mixer tap, space for double fridge freezer, washing machine and tumble dryer, small integrated fridge, vaulted orangery ceiling.

W/C

Master Bedroom 13' 9" x 11' 10" (4.2m x 3.6m)

Fully carpeted throughout, skirting, coving, radiator, UPVC window to side elevation with integrated Roman blind, UPVC window with rear elevation views, chrome curtain rail, integrated pine wardrobes with sliding doors, integrated pine chest of drawers, 2 x pendant lights to ceiling.

Bedroom 2 11' 6" x 10' 10" (3.5m x 3.3m)

Fully carpeted throughout, skirting, coving, radiator, UPVC window to front elevation, chrome curtain rail, integrated pine wardrobe & drawers with chrome handles, pendant light.

Bedroom 3 9' 6" x 7' 7" (2.9m x 2.3m)

Fully carpeted throughout, skirting, radiator, UPVC window to front elevation, chrome curtain rail, pendant light, original beam to ceiling.



Family Bathroom

Fully tiled throughout, designed low level W/C with push-rod waste, designer basin with vanity & chrome fittings, panel enclosed bath with chrome shower attachment, designer glass shower enclosure with chrome shower fixtures, UPVC frosted window to rear elevation, integrated Roman blind, spotlights.

Loft Bedroom 13' 1" x 10' 6" (4.0m x 3.2m)

Laminate wood effect flooring throughout, skirting, vaulted ceiling, radiator, UPVC window to side elevation, integrated Roman blind, eaves space, spotlights.

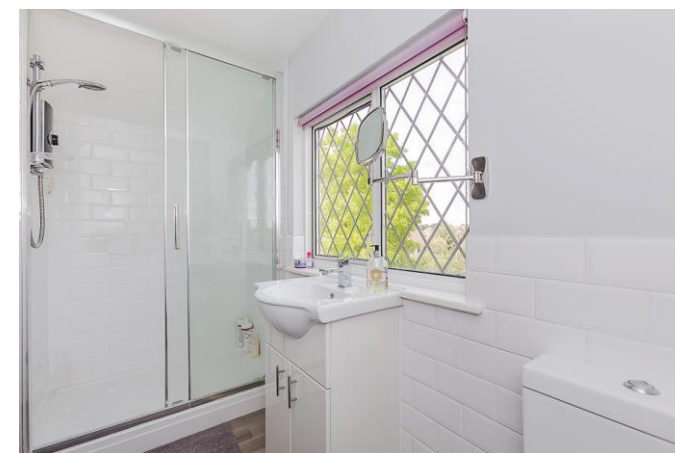
Dressing Room

En-Suite

Laminate wood effect flooring throughout, low level designer W/C with push-rod waste, basin with vanity & chrome fittings, glass shower enclosure with sliding door & chrome shower fittings, UPVC window to rear elevation with integrated Roman blind, spotlights.

Garden 98' 5" x 24' 11" (30.0m x 7.6m)

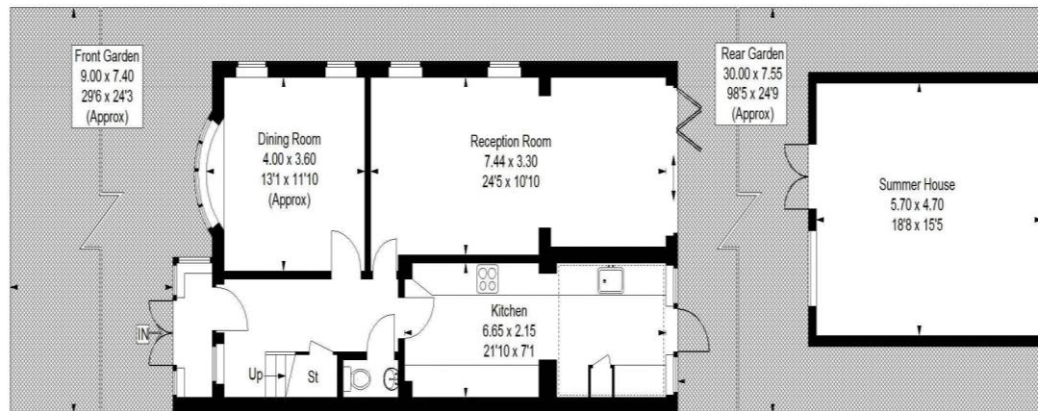
Slate patio area, mainly laid to lawn, side access, mature shrubs to border, storage shed, summerhouse, access to lounge & kitchen.





First Floor

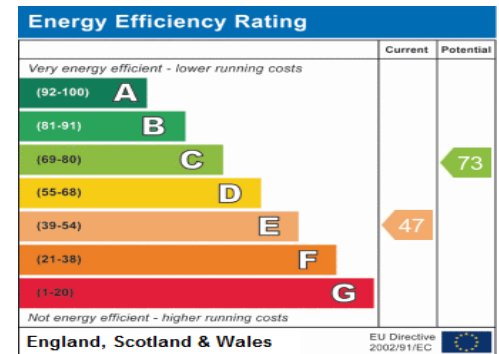
Second Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor (Excluding Reduced Headroom) = 63.3 sq m / 681 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Second Floor (Excluding Eaves) = 25 sq m / 269 sq ft
 Summer House = 26.8 sq m / 288 sq ft
 Reduced Headroom = 13.7 sq m / 147 sq ft
 Total = 178.4 sq m / 1919 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. (ID 467748)



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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