



81 Spurrell Avenue, Bexley, Greater London,



Harpers & Co



81 Spurrel Avenue

- EXTENDED 5 BEDROOM SEMI
- OPEN RECEPTION/DINER
- LARGE KITCHEN
- GR FL WC SHOWER ROOM
- LARGE DRIVE
- LARGE GARAGE
- CORNER PLOT GARDEN
- DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOL CATCHMENT

Spurrell Avenue, Bexley
Large extended 5 bedroom immaculate home

Property Summary

Harpers & Co are delighted to present this large, extended immaculate five bedroom semi detached family home in favoured and quite Joydens Wood location. This property is close to amenities and in the catchment of excellent school and Grammar catchment area.

Comprising large open plan reception room, large fitted kitchen / dining area and ground floor WC & shower room.

Five well appointed double bedrooms and large family bathroom. Double glazing throughout. Scope to extend into the loft and the garage.

Externally landscaped gardens with Integral garage and ample off street parking to accomodate 4-5 cars.

Excellent Grammar School catchment area.

Viewings by appointment only through Award Winning Agents Harpers & Co 01322 524425.



Accommodation

Entrance porch 6' 7" x 6' 7" (2.0m x 2.0m)

White UPVC porch with spotlights to ceiling, coconut matting to floor, tri-lock UPVC doors, spotlights.

Entrance Hall 11' 5" x 5' 8" (3.48m x 1.73m)

Doubled glazed UPVC front door, 'Karndean' flooring with attractive motif surround, skirting, coving, spotlights to ceiling, smoke alarm, under stairs storage cupboard, one radiator with TRV valve, multiple plug points throughout.

Reception room 23' 9" x 11' 9" (7.23m x 3.58m)

Large open plan reception, large UPVC windows with attractive front garden views, large UPVC French doors to rear, two radiators with TRV valves, skirting, coving, spotlights to ceiling with dimmer, multiple plug points, 'Karndean' flooring throughout, curtain and curtain rail fitted.

Kitchen/diner 19' 8" x 11' 6" (5.99m x 3.50m)

UPVC windows to rear of property showcasing attractive garden views, UPVC door to rear, 'Karndean' flooring throughout with attractive surround, skirting, coving, beech effect wall and floor mounted units with classic 'Belling' 5 ring commercial grade hob with large extractor fan, triple oven, Integrated dishwasher, integrated washer/dryer machine,, 'Rangemaster' oven, stainless steel basin with chrome mixer taps, chrome fixtures and fittings, one radiator with TRV valve, Venetian blinds, wall mounted TV with Plasma, spotlights to ceiling, multiple plug points throughout.



Shower room

Corner glass shower enclosure with chrome mixer tap and aqualiser,, ceramic tiled walls, 'Karndean' flooring throughout, chrome heated towel rail, low level designer hand basin with chrome mixer tap, low level w/c with push top waste, wall mounted extractor fan, spotlights to ceiling

Landing

Fully carpeted throughout, one radiator with TRV value, skirting, coving, spotlights to ceiling, multiple plug points throughout, large loft access hatch.

Bedroom 1 13' 5" x 13' 10" (4.09m x 4.21m)

Two large UPVC windows showing front and side elevations, skirting, coving, laminate flooring, one large radiator with TRV valve, spotlights to ceiling, multiple plug points throughout, aerial point.



Bedroom 2 11' 8" x 12' 7" (3.55m x 3.83m)

UPVC window to front elevation, skirting, coving, beech effect laminate flooring, one radiator with TRV valve, spotlights to ceiling, multiple plug points throughout.

Bedroom 3 11' 6" x 10' 9" (3.50m x 3.27m)

UPVC window to rear, skirting, coving, beech effect laminate flooring, one radiator with TRV valve, spotlights to ceiling, multiple plug points throughout.

Bedroom 4 13' 9" x 10' 8" (4.19m x 3.25m)

Fully carpeted throughout, fitted wardrobes, UPVC window to rear

with Venetian blinds, skirting, coving, one radiator with TRV valve, spotlights to ceiling, multiple plug points throughout.

Bedroom 5 9' 9" x 7' 5" (2.97m x 2.26m)

UPVC window to front elevation, skirting, coving, laminate flooring, one radiator, storage cupboard, spotlights to ceiling, multiple plug points throughout.

Family Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

UPVC frosted window to rear, fully tiled throughout, large p-shaped bath with glass enclosure and chrome aqualiser power shower, built-in vanity unit with porcelain hand basin and chrome mixer tap, low level w/c with push top waste, extractor fan, spotlights to ceiling, chrome heated towel rail.

Rear Garden 65' 7" x 65' 7" (20.m x 20m)

Large paved patio area and split-level side paved patio area. attractive fencing, mainly laid to grass with attractive shrubs and border planting, pond and water feature, feature lighting and wall mounted lights.

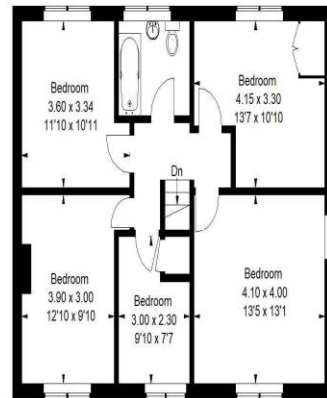
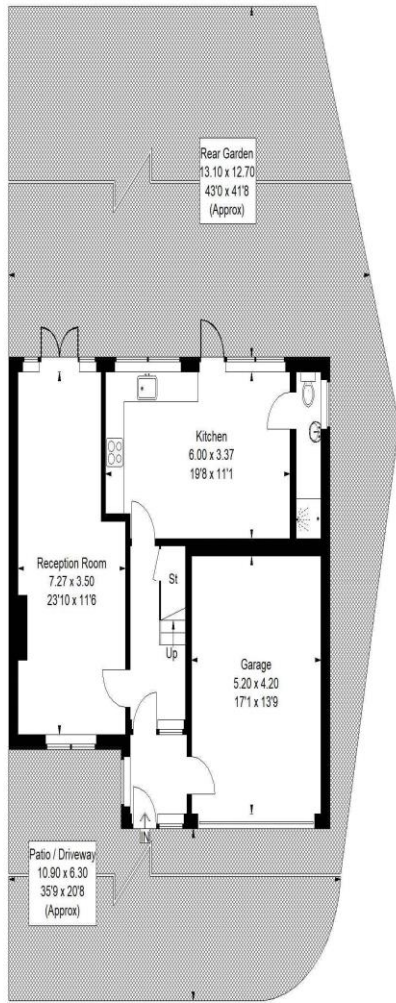
Front garden

Block paved to front, feature lighting, off street parking. Can accommodate 4-5 cars.

Garage (5.20 x 4.20m)

Electric roller up-and-over door, lighting and electrical points.





Approximate Gross Internal Area
 Ground Floor (Including Garage) = 82.4 sq m / 887 sq ft
 First Floor = 71.9 sq m / 774 sq ft
 Total = 154.3 sq m / 1661 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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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.