



Lion Road, Bexleyheath



Harpers & Co

Lion Road

Bexleyheath

IMMACULATE 3 BED VICTORIAN TERRACE | SPACIOUS & LIGHT | LARGE LOUNGE & DINING ROOM | LARGE KITCHEN | CONSERVATORY | FULL GAS CENTRAL HEATING | DOUBLE GLAZING | SCOPE TO EXTEND STPP | MATURE GARDEN | GOOD SCHOOL CATCHMENT AREA

Immaculate 3 bedroom Victorian Terrace in favoured location of Lion Road and close proximity to mainline train station and good school catchment area.

We are delighted to offer this superb and character-filled 3 bed terrace in the favoured Lion Road which is really popular due to its charm, variety of quality houses and its great links to a mainline station and Bexleyheath Broadway.

We love this property for its charm and warm feel. Filled with charm, the hall provides access to a large front reception room, large dining room and then a large kitchen with access to a conservatory and garden beyond.

The first floor comprises a large double master bedroom with 2 further double bedrooms. The 3rd bedroom is currently used as a study. The 1st floor also has a luxury bathroom with large corner bath and shower. The house is very tastefully decorated throughout and is a credit to the current owners who have maintained it to a high standard.

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

Hardwood door with stained glass inserts, oak laminate flooring, high skirting, picture rail, coving, period features, pendant light to ceiling, oak staircase Bannister with hardwood spindles. Radiator with ornate cover. Under-stair storage cupboard.

Lounge 12' 6" x 13' 9" (3.8m x 4.2m)

Fully carpeted throughout, radiator with TRV valve, original Victorian fireplace with tiles, large bay UPVC window, curtain rail, Multiple plug points, ceiling rose, pendant light, picture rail, skirting, coving.

Dining Room 9' 10" x 11' 10" (3m x 3.6m)

Fully carpeted throughout, Victorian fireplace, pendant light to ceiling, skirting, coving, picture rail. Multiple plug points throughout.



Kitchen/Breakfast Room 14' 9" x 9' 10" (4.5m x 3m)

Black marble effect vinyl flooring, floor and wall mounted oak kitchen units, 4 ring gas hob, double electric integrated oven, basin with drainer and chrome mixer taps, extractor, mosaic tiled splashback, radiator with TRV valve. Wall mounted boiler (Worcester/untested).

Conservatory 13' 1" x 9' 10" (4m x 3m)

Oak effect laminate flooring, UPVC windows, multiple plug points, French doors leading to attractive patio area.

Master Bedroom 11' 10" x 14' 2" (3.6m x 4.33m)

Fully carpeted throughout, high skirting, pendant light to ceiling, UPVC windows, inbuilt hardwood wardrobe, wrought iron Victorian fireplace, pendant light to ceiling, curtain rails.

Bedroom 2 11' 10" x 9' 10" (3.6m x 3m)

Fully carpeted throughout, Wrought iron fireplace feature, multiple plug points, skirting, coving, UPVC with rear garden views, inbuilt hardwood wardrobes and storage cupboards, pendant light to ceiling.

Bedroom 3 12' 2" x 10' 2" (3.7m x 3.1m)

Fully carpeted throughout, skirting, coving, radiator with TRV, dado, picture rail, UPVC window with attractive rear garden views, multiple plug points,

Family Bathroom

Beech vinyl effect flooring, inbuilt porcelain basin into designer vanity unit, chrome mixer taps, radiator, attractive sandstone all mounted tiles, large corner bath with separate chrome mixer shower attachment, low level W with push rod waste, wall mounted extractor. Light to ceiling. UPVC window to side elevation.

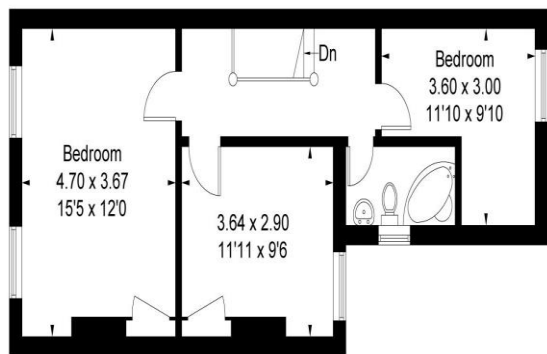
Rear Garden 45' 0" x 19' 0" (13.71m x 5.79m)

Patio area, mature trees and shrubs, grass area. South facing and not overlooked.

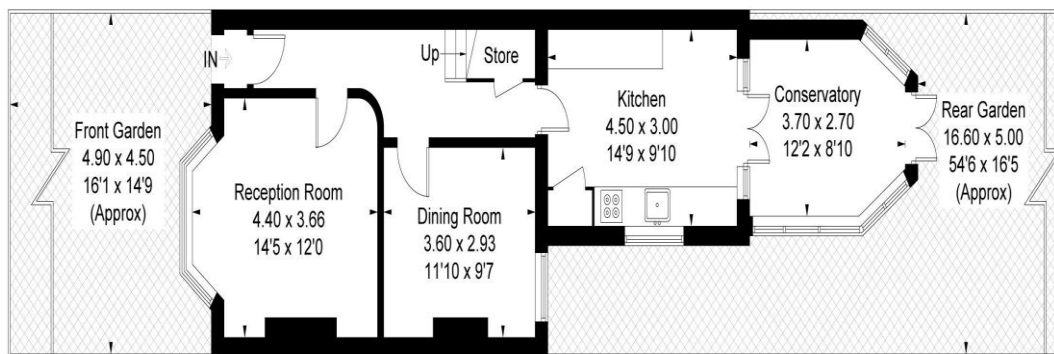
Harpers & Co Special Remarks

This understated gem of a Victorian property provides excellent and ample space and has subtle features throughout that really mark it out as being different. We love this house as it combines proximity to a mainline station, the Broadway and excellent schools in the area. Early viewings advised through Harpers & Co on 01322 524425





First Floor



Ground Floor

Approximate Gross Internal
 Ground Floor = 60.1 sq m / 647 sq ft
 First Floor = 49.2 sq m / 529 sq ft
 Total = 109.3 sq m / 1176 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			
England, Scotland & Wales		58	68
		EU Directive 2002/91/EC	

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