



Parkhill Road, Bexley



Harpers & Co



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Bexley

- 4 BEDROOM DETACHED HOUSE
- IMMACULATE THROUGHOUT
- LARGE DESIGNER KITCHEN
- OPEN PLAN THROUGHOUT
- NEW CONSERVATORY
- DOUBLE GLAZED
- LOFT EXTENSION WITH BEDROOM AND EN-SUITE
- GAS CENTRAL HEATING
- CENTRAL VILLAGE LOCATION
- IN SCHOOL CATCHMENT AREA

Property Summary

4 Bedroom Detached in superb central Village location with garage and landscaped garden and loft extension.

Harpers & Co are delighted to offer this unique opportunity to acquire an immaculate and well proportioned detached house in the heart of beautiful Bexley Village in close proximity to all the amenities and areas award winning schools.

The property boasts a large drive, large hallway and open plan reception, kitchen and diner which lead into a new conservatory. The ground floor also has a separate WC and access to a large garage that could also be incorporated into the house or built on (STPP) The property also benefits from CCTV and an integrated security system. The first floor comprises a large family bathroom with his and hers designer basins and high quality bath and shower ware along with 3 double bedrooms.

The loft has been converted into a large double bedroom with its own large en-suite with attractive garden views of the rear landscaped garden which is mainly laid to astro turf, with a paved patio area and a raised decking section with LED lighting throughout and gazebo and authentic in-built Argentine barbeque.

This house is a credit to the current owners and will appeal to those that want an immaculate and well sized house in an excellent location.

Call Award Winning Agents Harpers & Co as Sole Agents for a viewing by appointment only on 01322 524425.



Accommodation

Entrance Porch

White UPVC door with leaded light inserts, side panels, fully tiled flooring, wall mounted light.

Entrance Hall 5' 3" x 3' 3" (1.6m x 1m)

Hardwood front door with opaque glass with leaded light inserts, Oak flooring throughout, 1 radiator with TRV in ornate cover, dado rail, ceiling rose, pendant light fitting, alarm, multiple plug points throughout.

Reception Room 14' 11" x 13' 11" (4.54m x 4.24m)

Cream porcelain marble effect flooring, skirting, coving, pendant light fitting, UPVC double glazed bay window with leaded light inserts, curtain rail, radiator with ornate cover, multiple plug points throughout.

Kitchen 25' 10" x 8' 6" (7.87m x 2.59m)

Cream porcelain marble effect flooring, skirting, coving, spot lights to ceiling, Inbuilt entertainment speakers to ceiling, oak floor and wall mounted storage cupboards, black quartz work tops, stainless steel sink with chrome mixer taps and right hand drainer, integrated NEFF oven, 5 ring NEFF gas hob, glass designer extractor fan, integrated NEFF microwave, alcove for fridge freezer, UPVC window with attractive garden views, integrated venetian blinds, breakfast bar with inbuilt wine cooler, multiple plug points throughout.

Conservatory 13' 8" x 11' 5" (4.16m x 3.48m)

Vinyl flooring, skirting, spot lighting, 1 radiator with TRV valve, double glazed UPVC windows with UPVC double doors leading to garden.

First Floor landing

Fully carpeted, large UPVC window with leaded light inserts, venetian blinds, PIR alarm, storage cupboard housing water tank.

Family Bathroom

Fully tiled flooring, fully tiled walls, 'his and hers' designer porcelain basin with chrome mixer taps, large mirror with LED light, spot lights to ceiling, large over panel bath with glass enclosure, wall mounted storage unit, large wall mounted mirror.

Garage 16' 6" x 7' 5" (5.03m x 2.26m)

Concrete flooring, storage, housing fuse board, multiple plug points throughout.



Ground Floor WC

Black marble effect vinyl flooring, fully tiled walls, electric towel rail, in built vanity unit with porcelain sink with chrome mixer taps, WC in built into vanity unit with push rod waste, wall mounted mirror, extractor fan, opaque UPVC windows with side elevation views.

Bedroom 1 13' 10" x 8' 7" (4.21m x 2.61m)

Fully carpeted throughout, skirting, coving, pendant light fitting, 1 radiator, fitted wardrobes, large UPVC window with leaded light inserts, curtain, curtain rail, multiple plug points throughout.

Bedroom 2 13' 10" x 10' 1" (4.21m x 3.07m)

Fully carpeted throughout, skirting, coving, pendant light fitting, 1

radiator, large UPVC window with leaded light inserts, multiple plug points throughout.

Bedroom 3 12' 0" x 8' 8" (3.65m x 2.64m)

Fully carpeted throughout, skirting, coving, pendant light fitting 1 radiator, large UPVC window with leaded light inserts and fitted venetian blinds, inbuilt storage cupboard, multiple plug points throughout.

Bedroom 4 (Second Floor) 16' 5" x 15' 5" (5.00m x 4.70m)

Excellent eaves storage, oak flooring throughout, skirting, spot lighting, fitted wardrobes, 1 radiator with TRV, UPVC windows with leaded light inserts.

En Suite Bathroom

Tiled flooring throughout, fully tiled walls, spot lighting, extractor fan, large shower with glass enclosure, beach effect vanity unit with WC, porcelain sink with chrome mixer taps, UPVC windows with leaded light inserts.

Garden 41' 0" x 37' 9" (12.49m x 11.50m)

Sandstone paving, gazebo, decked area, new fencing throughout, astroturf lawn, lighting points around full perimeter, authentic in-built argentine barbeque





Approximate Gross Internal Area = 188 sq m / 2019 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 and compass bearings making any decisions reliant upon them.



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	52	
(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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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.