



Old Barn Way, Bexleyheath



Harpers & Co



Old Barn Way

DA7 6EP

- Extended 4 bed semi
- Favoured location opposite Golf Club
- Cul De Sac
- Open plan kitchen diner
- 4 double bedrooms
- 2 bathrooms
- Ample well designed garden
- Gas central heating
- Double Glazing
- Excellent family home

Old Barn Way, Bexleyheath

Property Summary

Superb extended 4 bed semi in a desirable and secluded Cul de sac location opposite Barnehurst Gold Course.

Harpers & Co are delighted to offer this excellent well designed family home comprising of a front reception room, large rear open plan kitchen and diner with 3m island and separate study and utility room with garage and ground floor cloakroom WC.

The first floor comprises 4 good sized bedrooms and 2 family bathroom (1 shower room/ 1 bathroom), all well appointed and bright. The garden to the rear is a good size and has a patio area and rear sun lunge are.

This is an excellent family home that is well located and within catchment to many of the areas best schools. The property benefits from double glazing, a gas boiler.

View today through Sole Agents Harpers & Co.



Accommodation

Drive 24' 7" x 19' 4" (7.5m x 5.9m)

Block paved drive with raised beds and fence.

Entrance Hallway 16' 5" x 6' 7" (5m x 2m)

Composite door with leaded light inserts and windows on side elevation. Pendant light to ceiling.

Reception Room 12' 4" x 12' 2" (3.75m x 3.70m)

Fully carpeted throughout, skirting, coving, bay window, multiple plug points, wrought iron fireplace feature (untested), pendant light to ceiling.

Kitchen Dining Room 22' 8" x 16' 3" (6.91m x 4.96m)

Porcelain tiles to floor, skirting, coving, spotlights to ceiling, UPVC French doors leading to garden, 3m Island with granite worktop, wall and floor mounted kitchen units with integrated appliances, hob has 6 ring professional range with extractor, large UPVC window. Skylight features to ceiling. Black ceramic basin with chrome mixer taps.

Study 10' 5" x 8' 11" (3.18m x 2.71m)

Porcelain tiles throughout, LED spotlights to ceiling, multiple plug points, UPVC door with rear garden views. Large Velux to ceiling.

Gr Floor WC 6' 7" x 3' 3" (2m x 1m)

Porcelain tiles to basin low level WC with push rod waste, mosaic tiles splashback, ceiling mounted extractor.

Utility Room 9' 2" x 8' 0" (2.8m x 2.43m)

Porcelain tiles and inbuilt appliances in shelving.

Bedroom 1 12' 9" x 11' 5" (3.89m x 3.48m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, multiple plug points, bay window with plantation shutters.

Bedroom 2 11' 5" x 11' 4" (3.47m x 3.46m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, multiple plug points, UPVC window with curtain rail and curtains.,

Bedroom 3 16' 2" x 6' 10" (4.93m x 2.08m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, multiple plug points, UPVC window with plantation shutters.

Bedroom 4 11' 5" x 11' 4" (3.47m x 3.46m)



Fully carpeted throughout, skirting, coving, pendant light to ceiling, multiple plug points, UPVC window with plantation shutters,

Family Bathroom 11' 5" x 11' 4" (3.47m x 3.46m)

Ceramic tiles to floor, stand alone porcelain designer bath with chrome mixer taps, low level vanity unit and wall mounted mirror, low level WC with push rod waste. Opaque UPVC window with Venetian blind. Pendant light to ceiling.

Family Shower room 9' 6" x 6' 7" (2.9m x 2m)

Travertine style tiles, large glass shower enclosure, low level WC with push rod waste, 1 rad with TRV, low level basin with chrome mixer, extractor fan.

Garage 16' 1" x 7' 3" (4.90m x 2.20m)

Concrete floor, electric points, up and over door.

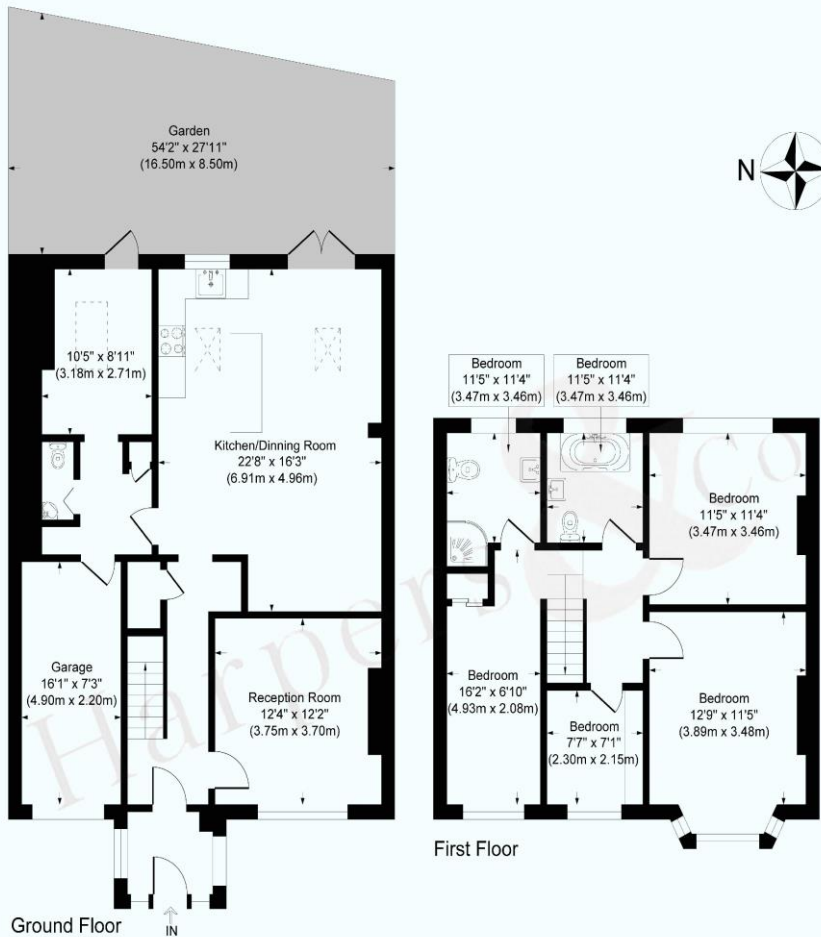
Garden 54' 2" x 27' 11" (16.50m x 8.50m)

Paved patio area, mainly laid to grass, raised beds with mature plants and trees and shed to rear of garden with separate paved suntrap to rear of garden.

Harpers & Co Special Remarks

This wonderful family home is superb and well designed throughout with functional living space and perfect of entertaining. The open plan kitchen and diner is the real heart of this family home.

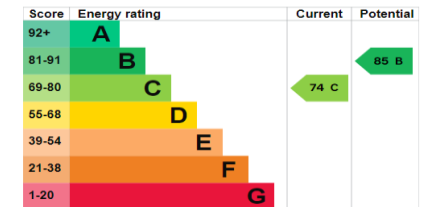




Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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

Harpers & Co

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.