



Camden Road  
Bexley

Harpers & Co

# Camden Road



FAMILY BATHROOM | FITTED KITCHEN | DOWNSTAIRS CLOAKROOM | DOUBLE GLAZING THROUGHOUT | GAS CENTRAL HEATING | APPROX 35FT GARDEN | GARAGE | REAR LOUNGE EXTENSION

Ideally located near beautiful Bexley Village this property boasts huge potential as the perfect family home.

Situated in one of the most sought after locations in Bexley Village this detached house has been a well loved family home for many years. The property boasts 3 well sized bedrooms, two reception rooms, a downstairs WC, ample garden and a garage. This property is in close proximity to local amenities and Bexley Mainline Station, and is a mere 5 minutes walk from the local primary school. It is within an excellent catchment location for many schools in and around the area and would be the perfect family home. We recommend early viewings to this property through Sole Agents Harpers & Co.

## Entrance Hallway 9' 2" x 7' 3" (2.8m x 2.2m)

Part glass paned UPVC front door entering into hallway, fully carpeted throughout, 2 x radiators, pendant light to ceiling, WC to side (0.8m x 3.0m), side access to garden.

## Kitchen 10' 2" x 9' 10" (3.1m x 3.0m)

Fully tiled throughout, range of wall and floor mounted cabinets, large UPVC window with garden view, fluorescent light to ceiling, oven, 4 ring hob, space for an assortment of appliances, multiple power points.

## Lounge 13' 1" x 12' 6" (4.0m x 3.8m)

Parquet flooring throughout, pendant light to ceiling, 2 x radiators with TRV valve, UPVC windows with front views,



multiple power points.

**Dining Room** 13' 1" x 10' 10" (4.0m x 3.3m)

Parquet herringbone design flooring throughout, pendant light to ceiling, coving & skirting, 3 x radiators, multiple power points.

**Rear Reception (Extension)** 14' 1" x 10' 10" (4.3m x 3.3m)

Parquet herringbone design floor, 3 x radiators with TRV valve, pendant light to ceiling, skirting & coving throughout multiple power points, several UPVC windows with garden views.

**Bedroom 1** 14' 5" x 11' 6" (4.4m x 3.5m)

Fully carpeted throughout, 1 x radiator, UPVC window with front views, wall lighting, access to loft hatch, multiple power points.

**Bedroom 2** 17' 9" x 10' 10" (5.4m x 3.3m)

Currently used as an office, fully carpeted throughout, one inbuilt storage cupboard, one radiator, UPVC window with garden views, multiple power points, pendant light to ceiling.

**Bedroom 3** 9' 10" x 8' 2" (3.0m x 2.5m)

Fully carpeted throughout, UPVC window with garden views, 1 x radiator, multiple power points.

**Shower Room** 8' 10" x 5' 11" (2.7m x 1.8m)

Fully tiled throughout, 1 x radiator, chrome towel rail, spotlights to ceiling, glass panelled shower cubicle, wash basin with chrome mixer taps, low level WC.

**Garden** Approx 35ft long

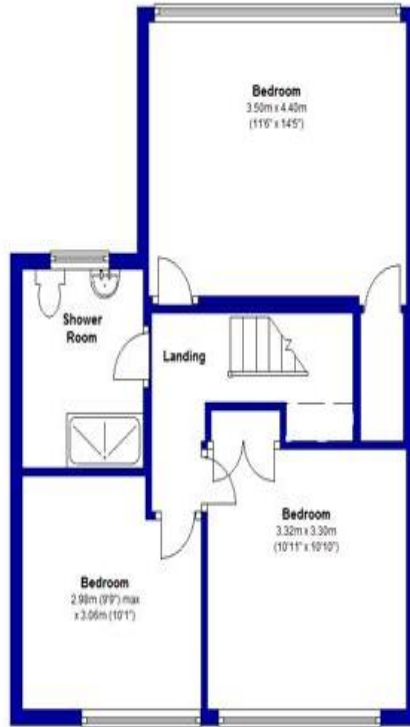
Partially paved, mainly laid to lawn, mature shrubs and borders with steps leading to garage to rear of property with traditional garage door, access to garage through rear vehicular access road. (3.8m x 2.8m)



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		58	77
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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