



Love Lane, Bexley, Kent



Harpers & Co







# Love Lane

## Bexley

THREE BEDROOM SEMI | LARGE KITCHEN/DINING AREA | OFF STREET PARKING FOR SEVERAL CARS | LARGE AND ATTRACTIVE REAR GARDEN | IMMACULATELY PRESENTED THROUGHOUT | LOCATED IN POPULAR RESIDENTIAL ROAD | CONVENIENT FOR BEXLEY VILLAGE AND ITS AMENITIES

*Stunning 3 bedroom semi-detached, extended family home, with impressive front drive, attached garage, fantastic entertainment space, downstairs W/C with shower & in an excellent location just 10 minutes from Bexley Village & train station.*

### Property Summary

This house is a credit to the current owners, who have meticulously decorated this property to a high standard. Its understated elegance offers excellent functional space, with a large open plan kitchen and dining room.

The kitchen boasts under-floor heating, which is perfect in the colder months, whilst sliding doors to the entire rear aspect, leading to a patio area, are ideal for entertaining family & friends in the summer. The ample & elevated garden allows areas for social and recreational space & is not overlooked, offering excellent privacy.

The first floor boasts a modern family bathroom suite with under-floor heating, two sizeable bedrooms & a third bedroom currently being utilised as a study. The property also has gas central heating & double glazing throughout.





## Accommodation

### Entrance Hall 13' 5" x 7' 7" (4.1m x 2.3m)

Oak herringbone parquet flooring, skirting, coving, pendant light to ceiling, hardwood door with opaque glass inserts and side panels, multiple plug points, thermostat, smoke alarm, under stair storage, one radiator.

### Reception Room 13' 1" x 11' 2" (4m x 3.4m)

Oak herringbone parquet flooring, skirting, coving, chandelier pendant to ceiling, attractive fireplace with wood burning stove, multiple plug points, dimmer switches, large UPVC window with attractive garden views, curtain, curtain rail, oak door, oak architrave.

### Kitchen 23' 7" x 21' 4" (7.2m x 6.5m)

Large flint stone style porcelain tiles with under floor heating, large open plan kitchen/ breakfast room with reception two, pendant light to ceiling, LED spot lights throughout, powered aluminium by folding sliding doors, attractive floor mounted kitchen units with grey marble effect worktops, one ceramic sink with right hand drainer, chrome mixer taps, waste disposal, multiple plug points with USB sockets throughout, two large sky lights, five ring induction hob, designer glass extractor fan, soft closing drawers throughout, glass splashback, double oven, storage cupboard, designer radiator.

### Shower Room 9' 2" x 5' 7" (2.8m x 1.7m)

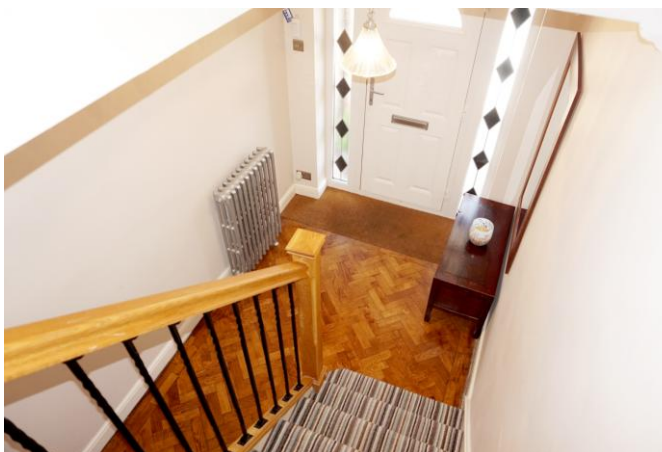
One radiator, one designer low level wc with push waste, basin with chrome mixer taps, opaque UPVC window to side, glass shower encloser with aqualiser power shower, LED spotlights to ceiling, extractor fan, porcelain tiles.

### Dining Room 11' 10" x 9' 2" (3.6m x 2.8m)

Solid oak herringbone flooring, skirting, coving, pendant chandelier to ceiling, plug points, oak architraving, industrial style radiator.

### First Floor Landing 8' 6" x 6' 11" (2.6m x 2.1m)

Fully carpeted, skirting, coving, smoke alarm, pendant light to ceiling, UPVC window with side elevation views, attractive oak bannister with iron rails, loft hatch with inbuilt staircase. (The loft is fully insulated and part boarded).





**Bathroom** 7' 3" x 6' 7" (2.2m x 2m)

Porcelain tiles throughout, attractive designer vanity unit with inbuilt basin with chrome mixer taps, wall mounted mirror, chrome heated towel rail, 'P' shaped bath with glass shower enclosure, aqualiser shower and hand held shower, low level WC with push side waste, LED spotlights to ceiling, extractor fan, UPVC frosted window to rear garden.

**Master Bedroom** 13' 1" x 11' 6" (4m x 3.5m)

Fully carpeted throughout, skirting, coving, fan light to ceiling, large UPVC window, curtains, curtain rail, radiator, multiple plug points, in built storage unit/wardrobe.

**Bedroom Two** 11' 6" x 11' 6" (3.5m x 3.5m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, radiator, large UPVC window with rear attractive garden views of landscaped gardens, multiple plug points.


**Bedroom Three** 8' 6" x 6' 7" (2.6m x 2m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, UPVC window to front with attractive front garden views, in built wardrobe/ storage unit, multiple plug points, pendant light to ceiling.







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>		60	61
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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