



Heath Road, Bexley



Harpers & Co



Heath Road

Bexley

- UNIQUE 2 BEDROOM DETACHED HOUSE
- RECEPTION ROOM
- KITCHEN / DINING AREA
- GROUND FLOOR WC
- STUDY
- 2 GOOD SIZE BEDROOMS
- SHOWER ROOM
- OFF STREET PARKING
- DESIRABLE LOCATION
- CHAIN FREE
-

Detached unique 2 bedroom house in a desirable location

Property Summary

Harpers & Co. are delighted to offer this unique, two bedroom detached property, just off of the favoured Wansunt Road.

Located in a secluded cul-de-sac, we think that this property would provide an excellent family home – local schools being a short stroll away, or indeed for singletons who desire a unique space.

This property comprises a generous size kitchen with diner/breakfast room, reception, conservatory, ground floor WC and two good size bedrooms on the first floor, as well as a spacious and well appointed bathroom.

View now through Bexley's Award Winning Agents HARPERS & CO. Tel: 01322 524 425GUIDE PRICE £450,000 - £475,000



Accommodation

Entrance hall

Oak effect flooring throughout, hardwood door with opaque glass side, pendant light to ceiling, 1 radiator with TRV valve.

Reception room 18' 8" x 11' 2" (5.70m x 3.41m)

Skirting, coving, pendant light to ceiling, two large radiators with TRV valve, multiple plug points throughout, wall thermostat, PIR alarm, French doors leading to conservatory and South facing garden which is secluded and private.

Conservatory 17' 7" x 5' 11" (5.35m x 1.80m)

Double glazed doors and windows with attractive garden views, carpeted.

Kitchen / Dining room 18' 8" x 9' 10" (5.70m x 2.99m)

Part tiled, part oak flooring (to breakfast room area) 1 large radiator with TRV valve, skirting, PIR alarm (untested) breakfast bar/kitchen worktops – Formica grey/beige marble effect, oak front panelled wall and floor mounted kitchen units, electric 4 ring hob, NEFF electric oven, NEFF stainless steel extractor fan, venetian blinds, UPVC windows, curtains and curtain rails, French doors leading to garden with venetian blinds, multiple plug points throughout, Bosch washing machine (untested) Siemens dishwasher (untested) Boiler IDEAL i-cost last serviced 17APR2019, spotlights to ceiling.

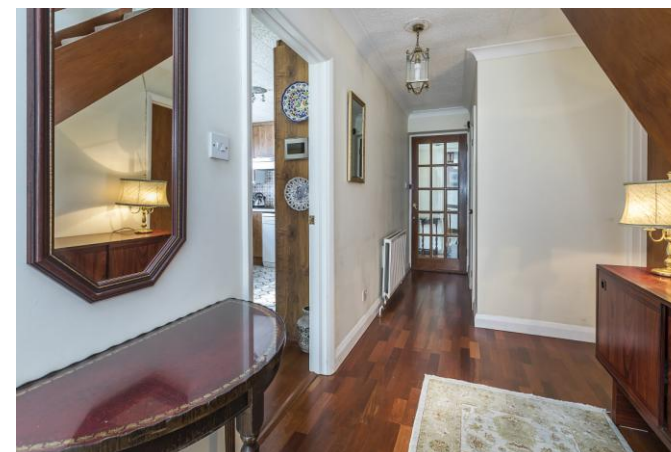
Store room 5' 7" x 4' 3" (1.69m x 1.30m)

Ground floor WC

Tiled floors, half tiled walls, extractor fan, low level corner vanity unit with porcelain basin and chrome mixer taps, vanity mirror with mirror, w/c, spotlights to ceiling, multiple plug points throughout, alarm panel in hall, smoke alarm (untested) pendant light to ceiling.

Landing

Fully carpeted throughout, skirting, multiple plug points throughout, large storage cupboard and PIR alarm, pendant



light to ceiling and small loft hatch.

Bedroom 1 13' 8" x 0' 0" (4.17m x 0m)

Fully carpeted throughout, in-built wardrobes and vanity unit, radiator with TRV valve, large UPVC windows with attractive garden views, storage space to eaves, alarm, multiple plug points throughout, pendant light to ceiling.

Bedroom 2 13' 9" x 9' 11" (4.20m x 3.01m)

Fully carpeted throughout, skirting, in-built sliding wardrobes, large eaves space, multiple plug points throughout, pendant light to ceiling, one large UPVC window with front elevation views, curtains

and curtain rails.

Shower Room

Fully tiled flooring and walls, glass shower enclosure with power shower spotlights to ceiling, low level w/c with push rod waste, low level basin built into vanity unit, electric shaver point, chrome fixtures and fittings, corner vanity mirror unit, heated towel rail, opaque window to side.

Rear Garden 25' 0" x 23' 2" (7.62m x 7.05m)

Mainly laid to lawn with attractive bordering trees and shrubs, shed. Side access.





Ground Floor

First Floor

Approximate Gross Internal Area (Excluding Reduced Headroom)

Ground Floor = 66.4 sq m / 715 sq ft

First Floor = 38.9 sq m / 419 sq ft

Reduced Headroom = 9.1 sq m / 98 sq ft

Total = 114.4 sq m / 1232 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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