



3 Arcadian Close, Bexley, DA5 1JJ



Harpers & Co



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Arcadian Close

Bexley

| SPACIOUS DETACHED 5 BED TUDOR HOUSE | 5 BEDS | 2 EN SUITE | OPEN PLAN KITCHEN WITH BREAKFAST BAR/DINER | LARGE CONSERVATORY | MASTER BEDROOM WITH EN-SUITE | SUMMER HOUSE/OFFICE SPACE | FRONT DRIVE WITH GARAGE ACCESS | DOUBLE GLAZED | PRIVATE CUL DE SAC LOCATION | FULL GAS CENTRAL HEATING |

Immaculate Detached 5 Bedroom House in the sought after location of Bexley

Property Summary

5 Bed detached with 2 en-suites in secluded cul de sac of Arcadian Close in close proximity to Bexley Village, the A2 and M25 and within catchment to the majority of the award winning schools.

Harpers & Co are delighted to offer this large and spacious detached 5 bed house with bags of character and scope to improve.

This property has been in the same family hands for some decades and represents an excellent opportunity to extend and enhance further.

This property comprises of a large kitchen and dining room which opens into a large open plan area then leading to a reception room and conservatory on the ground floor which leads to a paved garden area with mature borders and trees and then by way of steps to a summerhouse and inbuilt store room.

The upper floors comprise of 5 bedrooms (all doubles) and 2 of which are en-suite along with a family bathroom.



Entrance hall

Oak framed porch on entry, solid oak door to front, wood flooring, radiator, skirting, downlighters.

Ground floor WC 4' 7" x 3' 11" (1.4m x 1.2m)

Double glazed frosted window to front, wood flooring, low level WC, Wash hand basin.

Reception room 11' 10" x 11' 3" (3.60m x 3.43m)

Double glazed window to front with fitted shutters, solid hardwood flooring, skirting, downlighters, beamed ceiling, wall mounted vertical radiator, log burner with flue, French doors to kitchen/reception room.

Kitchen / reception room 26' 2" x 10' 8" (7.98m x 3.24m)

Double glazed windows to rear garden views, double glazed door to side and door to integral garage, French doors to rear garden, downlighters, beamed ceiling, range of fitted gloss wall and base units with granite work surfaces, 5 ring gas hob with stainless steel extractor, integrated microwave, built in oven and grill, integrated fridge freezer, dishwasher and washing machine, stainless steel sink unit, wall mounted radiator, one vertical wall mounted radiator, multiple power points, French doors to conservatory.

Conservatory 18' 10" x 8' 11" (5.75m x 2.71m)

Double glazed windows and 2x French doors to side and rear to rear garden, multiple power points, wall lights, log burner with flue.

First Floor Landing

Carpet, downlighters, bay window with opaque detailing, white banister spindles and white banister handrail.

Bedroom 1 10' 10" x 10' 9" (3.31m x 3.27m)

Fully carpeted throughout, skirting, one radiator, multiple plug point, downlighters, curtains with curtain rail, 3 x flat windows with lead detailing.

En-suite Bathroom 8' 2" x 8' 6" (2.5m x 2.6m)

Black tile flooring throughout, white tiles to ceiling with mosaic detailing, low level basin with separate chrome taps, glass panel shower with overhead shower head with chrome mixer taps, white low level bath with chrome mixer taps, wall mounted mirror with ledge, wall mounted towel rack, large bay opaque window with lead detailing.

Bedroom 2 12' 0" x 11' 4" (3.67m x 3.45m)

Fully carpeted throughout, multiple plug point, skirting, large flat window with fixed white wooden shutters, oak fitted wardrobes with mirror feature, downlighters.

Bedroom 3 13' 3" x 6' 9" (4.04m x 2.06m)

Fully carpeted throughout, skirting, multiple plug point, radiator, double window with fixed white wooden shutters and downlighters.

Bedroom 4 9' 2" x 7' 3" (2.80m x 2.21m)

Fully carpeted throughout, skirting, spotlight to ceiling, double window with fixed white wooden shutters, multiple plug point and one radiator.



Family bathroom

Back tile flooring throughout, white tiles to ceiling with mosaic feature, air vent, low level wc with push rod waste, low level basin with separate chrome taps, white panelled bath with 2 chrome handrails, separate chrome taps with hand held shower attachment, toothbrush holder with chrome fixture, wall mounted mirror, bay window with opaque and lead detailing and downlighters.

Second Floor Landing 6' 7" x 5' 11" (2m x 1.8m)

White wooden staircase with carpet feature, white banister spindles and handrail, small velux window, downlighters.

Master bedroom 18' 0" x 10' 1" (5.49m x 3.07m)

Fully carpeted throughout, skirting, multiple plug point, wall mounted radiator tower, downlighters, 2x large velux windows, built-in wardrobe with hanging rail and shelves.

En-suite 7' 10" x 7' 7" (2.4m x 2.3m)

Black tile flooring throughout, floor mounted storage, low level wc with push rod waste, low level basin with chrome mixer taps, soap and toothbrush with chrome fixtures, white marble feature with geometric pattern behind the sink and toilet, glass opening doors with chrome handles, chrome shower head with mixer taps, white marble tiling in shower and large velux window and down lighters.

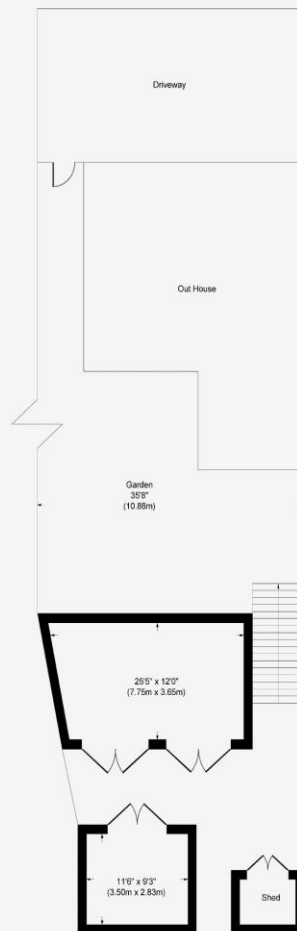
Dressing room / bedroom 6 8' 8" x 5' 11" (2.65m x 1.80m)

Fully carpeted, skirting, eaves storage, down lighters, multiple plug point, large velux window.

Rear garden 35' 8" (10.88m)

Tiered Garden with patio and decking area, lawn, shrubs and trees, west facing garden. Summer house on lower tier is fully insulated.





Ground Floor First Floor Second Floor

Approximate Gross Internal Area = 215 sq m / 2316 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 shapes 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		80
(55-68) D	60	
(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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