

**OPEN**



**7 DAYS**

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***68 Royal Oak Road, Bexleyheath, Kent, DA6 7HG***



*Village Estates are delighted to present to the market this BRAND NEW 4 bedroom detached family home. Positioned within easy reach of local schools, shops, bus routes and motorway links. This property offers a 10 year Buildzone Guarantee and NO FORWARD CHAIN. Viewing comes highly recommended..*



***\* Cloakroom \* Kitchen/Dining/Living Room \* Utility Room***

***\* Four Bedrooms \* En-suite to Master \****

***\* Family Bathroom \* Garden \****

***\* Off Road Parking to Front \****

***\* Double glazed Throughout \****

***\* 10 Year Buildzone Guarantee \****

***\* PRICE ..... Guide Price £625,000 - £650,000..... PR1***

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**ENTRANCE HALL:** *13' 4" x 9' 8" (4.06m x 2.94m) Large entrance hall. Composite front door with double glazed window to each side. Under stairs storage cupboard. Luxury vinyl tile flooring. Radiator.*

**CLOAKROOM:** *Double glazed window to front. Vanity sink unit with low flush wc. Extractor fan. Cupboard housing boiler. Extractor fan. Luxury vinyl tile flooring. Radiator.*

**KITCHEN/DINING/LIVING ROOM:** *31' 1" x 26' 0" reducing to 17' (9.47m x 7.92m) Double glazed window to front. Double glazed Bi-fold doors to garden. Double glazed window to rear. Four radiators. Range of fitted wall, base and drawer units with quartz work surfaces. Breakfast bar area. Integrated dishwasher and fridge freezer. 1.5 bowl sink unit with drainer and mixer tap. Electric oven and gas hob with extractor over. Luxury vinyl tile flooring.*



**UTILITY ROOM:** *7' 9" x 4' 1" (2.36m x 1.24m) Double glazed window to side. Wall and base units with quartz worksurfaces. Single bowl sink unit with drainer and mixer tap. Washing machine, tumble dryer, and fridge to remain. Extractor fan. Luxury vinyl tile flooring.*

**LANDING:** *Carpet. Loft access.*

**MASTER BEDROOM:** *16' 6" x 9' 6" (5.03m x 2.89m) Two double glazed windows to rear. Radiator. Carpet.*



**EN-SUITE TO MASTER:** *Double glazed window to rear. Vanity sink unit with low flush wc. Double shower cubicle. Heated towel rail. Part tiled walls. Luxury vinyl tile flooring.*

**BEDROOM 2:** *12' 6" x 11' 8" (3.81m x 3.55m) Double glazed window to front. Radiator. Carpet.*

**BEDROOM 3:** *11' 1" x 8' 10" (3.38m x 2.69m) Double glazed window to rear. Carpet. Radiator.*

**BEDROOM 4:** *11' 0" x 8' 9" (3.35m x 2.66m)} Double glazed window to front. Carpet. Radiator.*

**FAMILY BATHROOM:** *9' 10" x 5' 9" (2.99m x 1.75m) Double glazed window to front. Low flush wc. Vanity sink unit. Panelled bath with mixer tap. Shower cubicle. Heated towel rail. Extractor fan. Part tiled walls. Luxury vinyl tile flooring.*

**REAR GARDEN:** *Approx 35' (10.66m) Laid to lawn. Patio area. Flowerbeds. Two side accesses. Outside lighting.*

**FRONT GARDEN:** *Off road parking to front via block paved driveway.*

**EPC RATING B:**

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.