

OPEN



7 DAYS

4 Bexley High Street, Bexley, Kent DA5 1AD Tel: 01322 522111 (6 lines) Fax: 01322 522880 www.village-estates.com

9 Meadow Close, Bexleyheath, Kent, DA6 7HB



Village Estates are proud to present this delightful detached family residence located within a popular and tranquil Cul De Sac. Centrally located for most amenities this lovely example comprises....



**** Stunning Vaulted Hallway * Cloakroom ****

**** Lounge * Dining Room ****

**** Fitted Kitchen * Utility Room ****

**** Four Bedrooms * En-Suite ****

**** Family Bathroom * Secluded Rear Garden ****

**** Integral Garage ****

**** PRICE Guide Price £700,000 - £735,000..... PR1***



ENTRANCE PORCH: *Hard wood front door.*

ENTRANCE HALL: *Stunning vaulted hallway. Double glazed window to side. Under stairs cupboard. Amtico flooring. Coved ceiling. Radiator.*

CLOAKROOM: *Low flush wc. Wash hand basin. Radiator. Coved ceiling.*

LOUNGE: *18' 1" x 12' 9" (5.51m x 3.88m) Double glazed window to front and side. Feature fireplace and open fire and granite hearth. Two radiators. Fitted carpet. Coved ceiling.*



DINING ROOM: *10' 7" x 9' 4" (3.22m x 2.84m)} Double glazed French doors to garden. Fitted carpet. Dado rail. Radiator. Coved ceiling.*

FITTED KITCHEN: *12' 7" x 11' 3" (3.83m x 3.43m) Double glazed window to rear. Neff built in double oven and hob with extractor hood. Bosch fridge freezer. AEG dishwasher. Range of built in wall, base and drawer units with matching work surfaces. Radiator and cover. Ceramic tiled floor.*



UTILITY ROOM: *9' 6" x 4' 5" (2.89m x 1.35m) Double glazed window to rear. Hardwood stable door to rear. Range of built in cupboards. Space for washing machine and tumble dryer. Enamel sink with drainer. Ceramic tiled floor. Radiator.*

LANDING: *Galleried landing. Airing cupboard and hot water cylinder. Loft access. Fitted carpet. Coved ceiling.*

MASTER BEDROOM: *14' 1" x 12' 9" narrowing to 10'8" (4.29m x 3.88m) Double glazed window to front. Two double wardrobes. Fitted carpet. Radiator. Coved ceiling.*

EN-SUITE TO MASTER: *9' 5" x 8' 7" (2.87m x 2.61m)} Double glazed window to rear. White suite. Panelled bath with mixer tap and shower attachment. Low flush wc. Pedestal wash hand basin. part tiled walls.*

BEDROOM 2: *15' 8" x 9' 6" (4.77m x 2.89m) Double glazed window to Rear. Two double wardrobes. Fitted carpet. Radiator. Coved ceiling. TV point.*

BEDROOM 3: *11' 2" x 11' 0" (3.40m x 3.35m) Double glazed window to rear. Fitted carpet. Radiator. Coved ceiling.*

BEDROOM 4: *9' 5" x 6' 9" (2.87m x 2.06m) Double glazed window to rear. Fitted carpet. Radiator. Coved ceiling.*

BATHROOM: *9' 4" x 5' 2" (2.84m x 1.57m) Double glazed window to side. Panelled bath. Low flush wc. Pedestal wash hand basin. Shaver socket. Part tiled ceramic walls. Radiator. Ceramic tiled floor.*

GARDEN: *Approx 46' 0" x 38' 0" (14.01m x 11.57m) Mainly laid to lawn. Well stocked with established shrubs and flower borders. Side access. Secluded rear garden.*

FRONT GARDEN: *Off road parking to front. Bushes and shrubs.*

GARAGE: *Integral to side. Up and over door. Power and light. Off road parking for 2/3 cars.*

EPC RATING C