



Meadow Close, Bexleyheath



Harpers & Co



Meadow Close

Bexleyheath

LARGE DETACHED 4 BEDROOM HOUSE | SECLUDED CUL DE SAC | LARGE RECEPTION ROOM | HIGH QUALITY KITCHEN/UTILITY ROOM | LARGE MASTER BEDROOM WITH ENSUITE | 2 BATHROOMS | SECLUDED GARDEN | GAS CENTRAL HEATING | DOUBLE GLAZING THROUGHOUT

Immaculate 4 bedroom secluded house, decorated to a very high standard, situated in a private cul-de-sac & favoured location.

Property Summary

Harpers & Co is delighted to offer this immaculately and character-filled 4 bed room detached house in an excellent and private location.

This property comprises an attractive hallway with vaulted ceiling to landing, leading to a reception room, dining room and kitchen with utility room and ground side garage. The first floor comprises 4 bedrooms with the master bedroom enjoying its own en-suite.

Bedrooms 2 & 3 are also doubles providing excellent space with the 4th bedroom also used as an office. The 1st floor also has a family bathroom.

The house is very well decorated and has a high specification throughout and is a credit to the current owners.



Accommodation

Entrance Hallway 11' 6" x 6' 3" (3.5m x 1.9m)

Hardwood door, oak effect flooring, one radiator with TRV valve, multiple plug points throughout, one double glazed window with leaded light insert.

Reception 18' 1" x 12' 10" (5.5m x 3.9m)

Fully carpeted throughout, skirting, coving, two pendant chandeliers to ceiling, two radiators with TRV valve, two double glazed windows with leaded light inserts, attractive real effect marble fire place with ornate mantle and also marble half, TV aerial & Sky Plus points, multiple plug points throughout.

Dining Room 10' 6" x 9' 2" (3.2m x 2.8m)

Fully carpeted throughout, skirting, coving, chandelier to ceiling, one radiator with TRV valve, multiple plug points throughout, newly installed UPVC French windows with attractive rear garden views.

Hallway

Storage cupboard 1m x 0.8m, alarm system to wall, multiple power points, telephone/internet point.

Bathroom 5' 11" x 3' 3" (1.8m x 1m)

W.C / cloakroom area, porcelain tiled floor, skirting, pendant light to ceiling, one radiator, low level white porcelain basin, with chrome mixer taps, low level designer W.C with push-rod waste, extractor fan, attractive chrome and porcelain fixtures and fittings, wall mounted mirror.

Kitchen 13' 5" x 11' 6" (4.1m x 3.5m)

Fully tiled floor, skirting, white/ cream shaker style country effect wall and floor mounted units, 5 ring Neff hob with designer stainless steel extractor hood, double Neff oven, multiple plug points throughout, magnet kitchen suit with oak block worktops, white porcelain sink with chrome mixer taps, one large UPVC window with attractive rear garden views, one radiator with TRV valve.

Utility Room 9' 2" x 4' 11" (2.8m x 1.5m)

Fully Tiled throughout, skirting, pendant light to ceiling, space for washing machine, space for tumble dryer, white porcelain sink with chrome mixer taps, tiled mosaic splash-back, UPVC window with rear garden views, multiple plug points throughout, a cupboard with a condensing boiler inside.

Garage 17' 1" x 10' 10" (5.2m x 3.3m)

Concrete floor, up and over door, fully racked.



Landing 11' 6" x 9' 6" (3.5m x 2.9m)

Storage cupboard 1m x 1m which houses water storage heater.

Master Bedroom 13' 9" x 13' 1" (4.2m x 4m)

Fully carpeted throughout, skirting, coving, one radiator with TRV valve, two double wardrobes, multiple plug points throughout, TV aerial point, telephone point, chandelier pendant to ceiling, large double glazed windows with leaded light insert, Leading to en-suite.

En-Suite 9' 10" x 5' 11" (3m x 1.8m)

Beech effect laminate flooring, skirting, porcelain basin with chrome mixer taps, panelled bath with chrome mixer taps with separate shower attachment, low-level WC with push rod waste, opaque double glazed windows to side elevation.

Bedroom 2 15' 9" x 9' 10" (4.8m x 3m)

Fully carpeted throughout, skirting, coving, chandelier to ceiling, two double wardrobes, TV aerial point, multiple plug points throughout, one radiator with TRV valve, double glazed window with leaded light insert with attractive front garden views, ample storage

Bedroom 3 10' 6" x 11' 2" (3.2m x 3.4m)

Fully carpeted throughout, skirting, coving, one pendant light to ceiling, skylight with attractive rear garden views, one radiator with TRV valve.

Bedroom 4 9' 6" x 6' 7" (2.9m x 2m)

Fully carpeted throughout, skirting, coving, one radiator with TRV valve, telephone & internet connection points, multiple plug points, one UPVC window with attractive rear garden views.

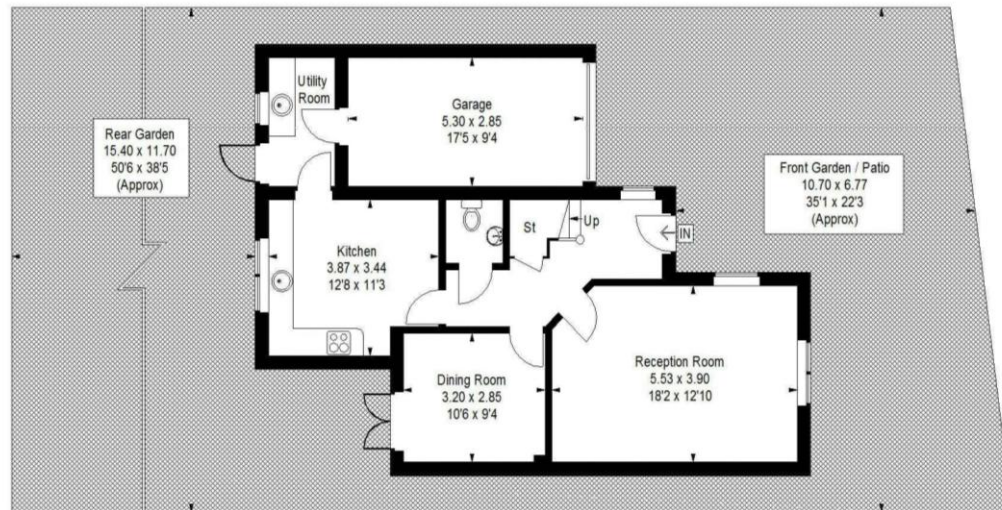
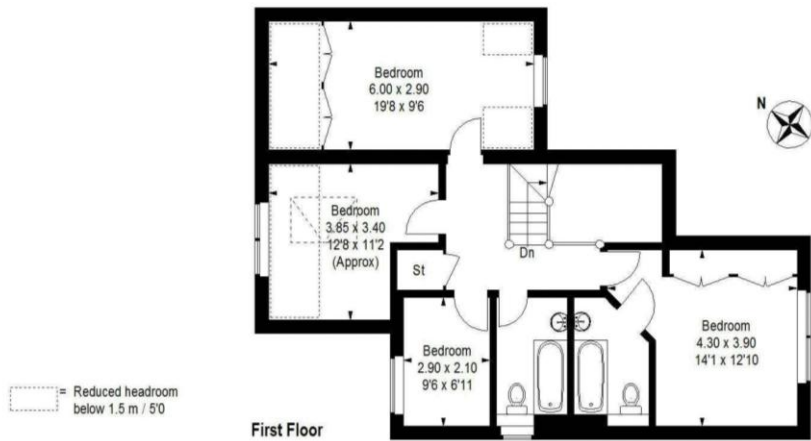
Family Bathroom 8' 10" x 4' 11" (2.7m x 1.5m)

Fully tiled floor and walls, porcelain basin with chrome mixer taps, panelled bath with shower attachment and chrome mixer taps, low level WC with push-rod waste, frosted double glazed window with Venetian blind, radiator, ceiling mounted extractor

Garden 49' 3" x 36' 1" (15m x 11m)

Mainly laid to lawn, flower beds with mature trees & shrubs, patio area, summer house, garden power socket, outside tap, side access.





Ground Floor

Approximate Gross Internal Area
 Ground Floor = 79.3 sq m / 853 sq ft
 First Floor (Excluding Reduced Headroom) = 66.7 sq m / 718 sq ft
 Reduced Headroom = 8.5 sq m / 91 sq ft
 Total = 154.5 sq m / 1662 sq ft



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	70
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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