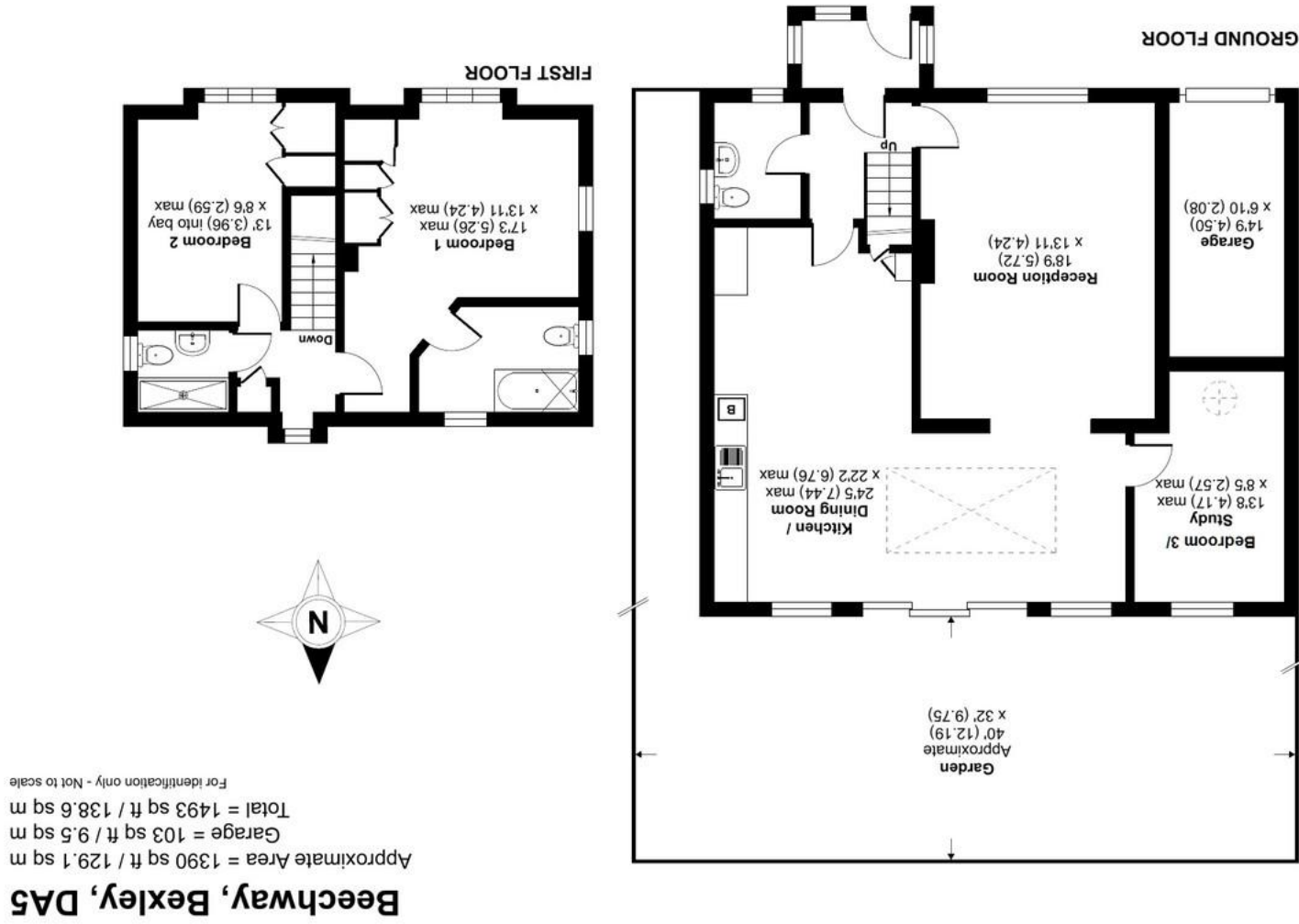


RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © ndkcom 2023.
 Produced for Drewery. REF: 1015619



Beechway

Bexley, DA5 3DQ

A beautifully presented 3 bedroom detached house that sits in a popular close. The property benefits from a great rear extension that houses a kitchen/diner overlooking the garden. There is off street parking for several cars and the location offers easy access to local shops, parks, transport links and some highly sought schools.

Main Features

- Beautifully presented 3 bedroom detached house
- Large kitchen/diner with ceiling roof lantern
- Off street parking for several cars and garage
- Master bedroom with ensuite
- Sought after close
- Easy access to local shops, parks and transport links

FULL DESCRIPTION

We are pleased to offer for sale this beautifully presented 3 bedroom detached house that has been extended to the rear and presented to a high standard by the current owners. The property briefly comprises of: entrance hall, a large lounge that flows nicely into an extended rear kitchen/diner with ceiling roof lantern allowing plenty of natural light into what is a great open plan living area. The kitchen features a centre island and all overlooking the beautiful private rear garden. Also on this floor is a separate bedroom three/study and downstairs

cloakroom/utility room. On the first floor is the large master bedroom with en-suite bathroom and then a good sized second bedroom and separate modern shower room.

Externally there is a beautiful tiered garden, off street parking to the front for several cars plus a garage.

This is a beautifully decorated house that offers someone the chance to simply move in with no work needed doing. It sits in a highly sought after close that offers easy access to local shops, parks transport links and some of the boroughs most desirable schools.

Entrance porch

Entrance hall

Lounge

18' 9" x 13' 11" (5.72m x 4.24m)

Kitchen/diner

24' 5" x 22' 2" (7.44m x 6.76m)

Study

13' 8" x 8' 5" (4.17m x 2.57m)

Downstairs cloakroom

First floor landing

Bedroom one

17' 3" x 13' 11" (5.26m x 4.24m)

Ensuite bathroom

Bedroom two

13' 0" x 8' 6" (3.96m x 2.59m)

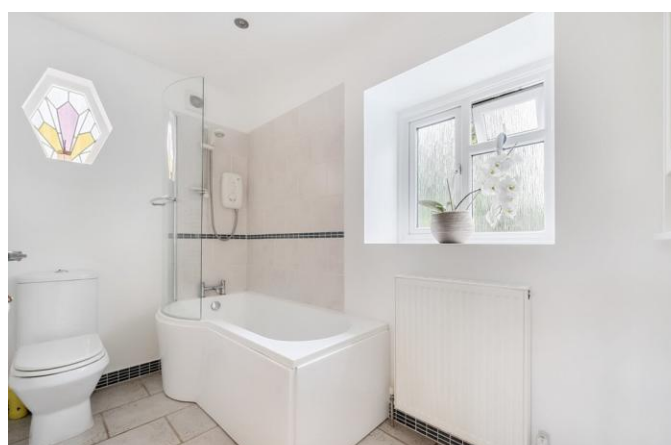
Shower room

Outside

Tiered rear garden, approximately 40' x 32'

Off street parking to the front.

Integral garage 14'9 x 6'10



ADDITIONAL INFORMATION

The current owner had plans drawn up for 2 further bedrooms upstairs that have building regulation approval, subject to a couple of calculations. Planning permission not required as it is permitted development. (A copy of these drawings are available to view.)

Additional Information

Council Tax Band F £2,943 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 65
Potential EPC Rating 81

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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