



**Beechway**

Bexley  
DA5 3DQ

**Freehold**

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  
Convenient for sought after schools







## 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 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.

## 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.)

## Directions

From our Sidcup office turn right. At the traffic lights turn right into Hurst Road. At the roundabout proceed straight across into Hurst Road. Take the second turning on the left into Crofton Avenue and proceed all the way to the end. Turn right into Bladindon Drive and first left into The Avenue. Take the first right into Beechway. Closest Stations: Albany Park (0.78 mi) Bexley (1.07 mi) Bexleyheath (1.24 mi) Closest Schools: Hurst Primary School (0.45 mi) Upton Primary School (0.51 mi) Blackfen School for Girls (0.5 mi) Hurstmere School for Boys (0.74 mi)





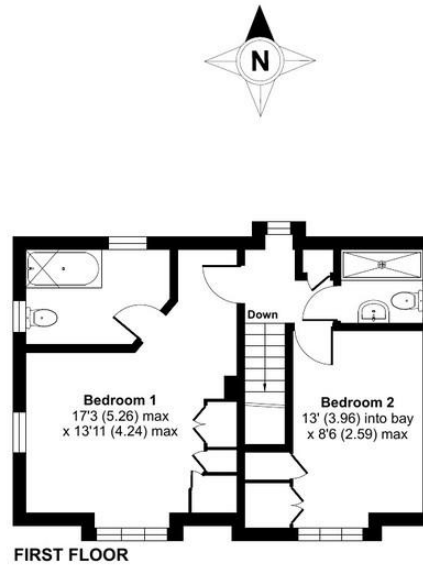
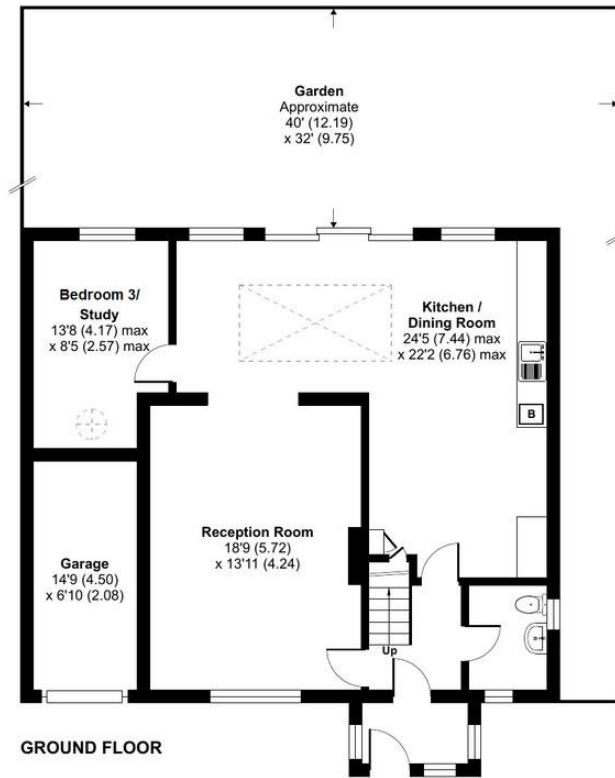
**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Bexley London Borough Council  
F  
D

## Beechway, Bexley, DA5

Approximate Area = 1390 sq ft / 129.1 sq m  
Garage = 103 sq ft / 9.5 sq m  
Total = 1493 sq ft / 138.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.