

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC	



Hawthorn Road

Approximate Gross Internal Area
 Ground Floor = 70.2 sq m / 757 sq ft
 First Floor = 44.6 sq m / 481 sq ft
 Second Floor = 31.7 sq m / 341 sq ft
 Total = 146.6 sq m / 1578 sq ft
 (Excluding Eaves Storage)
 Total = 154.8 sq m / 1667 sq ft
 (Including Eaves Storage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

powered by
THE360IMAGE
 www.the360image.co.uk

HAWTHORN ROAD
 BEXLEYHEATH DA6 7AF
 Guide price £650,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
 www.mlmestateagents.co.uk

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.





Welcome to this exquisite newer style 4-bedroom detached house, perfectly located in the heart of Bexleyheath. Just a stone's throw away from an array of shops, bars, and restaurants, this home offers both luxury and convenience. It is also near the renowned Townley Grammar School for Girls and the highly sought-after Upton Primary School, making it an ideal choice for families.

Step inside to discover a beautifully designed interior, starting with a large open-plan kitchen diner. This space is the heart of the home, featuring sleek, modern finishes and bi-fold doors that open out to a low-maintenance garden, complete with a charming summer house – perfect for relaxing or entertaining.

The property spans three levels, providing ample space for comfortable living. The ground floor includes a convenient downstairs WC, while the upper floors offer an immaculate family bathroom and a luxurious en suite in the top-floor master bedroom.

Each of the four bedrooms is generously sized and elegantly decorated, ensuring a beautiful condition throughout. The thoughtful layout and stunning design make this house a true gem.

Parking for one vehicle is available, adding to the practicality of this wonderful home. With its prime location, exceptional condition, and superb features, this property is a must-see. Experience the perfect blend of modern living and central convenience – schedule a viewing today!

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

HAWTHORN ROAD

BEXLEYHEATH DA6 7AF

- 4 BED DETACHED
- STUNNING CONDITION FROM START TO FINISH
- BEAUTIFUL OPEN PLAN KITCHEN/DINER WITH BI FOLD DOORS
- LARGE SUMMER HOUSE TO THE REAR
- CENTRAL BEXLEYHEATH LOCATION CLOSE TO TOWNLEY GRAMMAR SCHOOL
- DOWNSTAIRS WC/UPSTAIRS BATHROOM AND EN SUITE
- 1667 SQ FT
- COUNCIL TAX BAND G
- EPC B

