

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 |



First Floor



Hillingdon Road

Approximate Gross Internal Area
Ground Floor = 92.6 sq m / 997 sq ft
First Floor = 62.4 sq m / 672 sq ft
Total = 155.1 sq m / 1670 sq ft

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.

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HILLINGDON ROAD
BEXLEYHEATH DA7 6LL
Guide price £700,000



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.





£700,000-£725,000

This luxurious 4-bedroom semi-detached house offers a perfect blend of contemporary design and comfort, ideal for modern family living. Step inside to discover a breathtaking, large open-plan kitchen and dining room, flooded with natural light from stunning skylights above and sleek bi-fold doors that open out to the impressive 90 ft rear garden—perfect for entertaining or relaxing in style.

For those quiet moments, the cozy lounge provides a serene retreat, making it the ideal "get away from it all" space. The property also benefits from a convenient downstairs shower room, an elegant en-suite shower room in the master bedroom, and an additional well-appointed family bathroom, ensuring plenty of space for everyone.

Outside, the sweeping driveway provides ample parking, complementing the home's striking curb appeal. Situated just a short walk from the station and local shopping parade, this property is perfectly positioned for both convenience and tranquility. Close to Burstled Woods and Mayplace Primary School, this beautiful home offers luxury living in a prime location—perfect for families seeking a blend of space, style, and easy access to amenities.

4 BEDROOMS • 2 RECEPTION ROOMS • 3 BATHROOMS

HILLINGDON ROAD

BEXLEYHEATH DA7 6LL

- 4 BEDROOM LUXURIOUS SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM WITH BI FOLD DOORS
- LARGE SWEEPING DRIVEWAY TO THE FRONT
- WALKING DISTANCE TO BARNEHURST TRAIN STATION/SHOPS/SCHOOLS
- DOWNSTAIRS SHOWER ROOM/UPSTAIRS BATHROOM AND EN SUITE SHOWER ROOM
- STUNNING CONDITION THROUGHOUT
- 1670 SQ FT
- COUNCIL TAX BAND F
- EPC- C

