

FREEHOLD



House - Semi-Detached (EPC Rating: C)

47 PICKFORD ROAD, BEXLEYHEATH, DA7 4AG

Guide price

£625,000

Westwood
PROPERTY SERVICES



4 Bedroom House - Semi-Detached located in Bexleyheath

Guide price £625,000 - £650,000. Ideally located for Bexleyheath train station and many local amenities we are delighted to offer for sale this beautiful and immaculate presented four bedroom semi-detached family home. Having been meticulously maintained by the current owners and benefitting from an extensive amount of refurbishment the home in brief comprises entrance hall, living room measuring 12'11 x 11'11, open plan kitchen dining room with bi-folding doors and integrated appliances, ground floor WC, three first floor bedrooms, first floor bathroom and to the second floor there is now the main bedroom with an en-suite shower room and walk-in wardrobe. Externally the rear garden is laid to lawn and has a resin bond patio area. Additional points of particular note include double glazing, gas central heating and a resin bond driveway to the front for up to 3 cars. An internal viewing is highly advised to appreciate this beautiful home.

Entrance hall

Double glazed composite front door, stairs to first floor, under floor heating and tiled flooring.

Living room

12'11 x 11'11

Double glazed window to front, wood panelled feature walls, electric fire, under floor heating and carpet.

Kitchen dining room

24'11 x 12'8

Double glazed bi-folding doors to garden, spot lights, range of wall and base units, quartz work surfaces and splash back, integrated appliances - double oven plus air fryer, fridge/freezer, induction hob with extractor, dish washer. Inset sink unit with hot water tap, central island with breakfast bar, under floor heating and tiled flooring.

Ground floor WC

Access to garage, low-level WC, wash hand basin, under floor heating and floor tiling.

Landing

Stairs to second floor, double glazed frosted window to side and carpet.

Bedroom two

13'1 x 11'

Double glazed window to rear, two fitted wardrobes, radiator and carpet.

Bedroom three

12'11 x 11'

Double glazed window to front, two fitted wardrobes, radiator and carpet.

Bedroom four

8'2 x 7'6

Double glazed window to front, radiator and carpet.

Bathroom

Frosted double glazed window, panelled bath with shower screen, low-level WC, wash hand basin, heated towel rail and wall and floor tiling

Bedroom one

13'4 x 11'2

Double glazed window to rear, spot lights, radiator and carpet.

En-suite shower room

Walk-in shower, low-level WC, wash hand basin with storage and wall and floor tiling.

Walk-in wardrobe

13'1 x 6'7

Walk-in wardrobe with fitted storage and two Velux windows.

Garage

10'7 x 8'

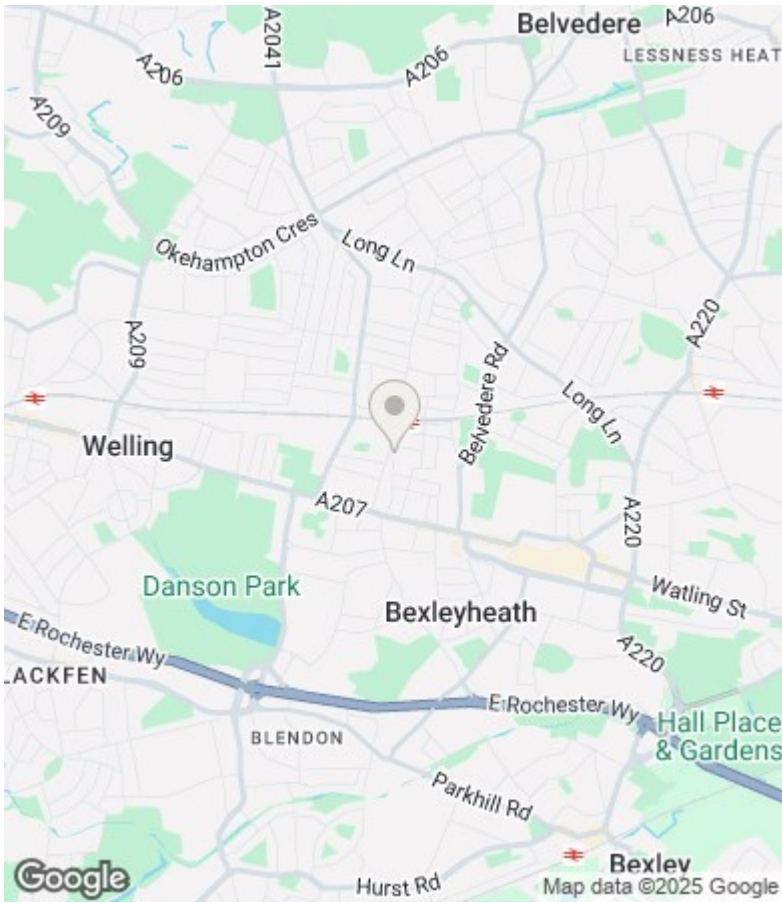
Rear garden

approx 32'10 x 24'7

Laid to lawn, resin bond patio area and fencing.

Front driveway

Resin bond driveway for up to 3 cars.



SIDCUP | 2 CENTRAL PARADE SIDCUP, KENT, DA15 7DH

Pickford Road, DA7

Approximate Gross Internal Area 132.3 sq m / 1424 sq ft

Garage Area 7.8 sq m / 84 sq ft

Total Area 140.1 sq m / 1509 sq ft



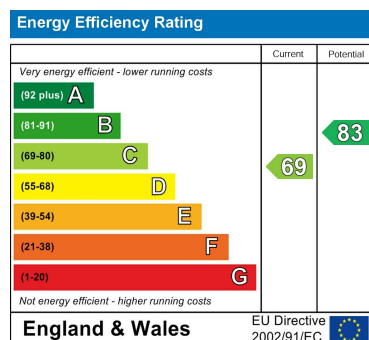
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Council Tax Band

E

Energy Performance Graph



Call us on

020 8301 5511

sales@westwoodpropertyservices.co.uk

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 are advised to recheck the measurements.

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