



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Wansunt Road, Bexley, Kent, DA5 2DN
Guide Price £825,000

This extended 3/4 bedroom detached house is situated in the much sought after ‘Wansunt Road’ location close to Bexley Village, good schools, bus routes and major transport links. Offering versatile accommodation comprising of Lounge, 2nd reception room, lovely extended fully fitted kitchen, downstairs shower room, 3 double bedrooms and a modern bathroom there is still potential to extend further. With other features including double glazing, gas central heating, very nice front and rear gardens, garage and off road parking, early viewing comes highly recommended.

Ref: BX11111486

If you are thinking of selling or letting your home, Park Estates will be pleased to provide you with a free market appraisal and advice without obligation.

Entrance

Part glazed front door. Carpet. Understairs storage cupboard. Radiator.

Lounge

24' 7" x 13' 1" (7.49m x 3.98m) Double glazed window to front. Carpet. Double glazed French doors to garden. Two radiators.

Reception 2

12' 0" x 11' 3" (3.65m x 3.43m) Double glazed window to front. Carpet. Radiator.

Shower Room

Fully tiled shower cubicle. Vanity wash hand basin. Low flush wc. Towel radiator. 'Amtico' flooring. Double glazed window to side.

Kitchen

16' 5" x 16' 4" (5.00m x 4.97m) Fully fitted with base and wall units. Central island with built in hob and extractor. Sink unit with mixer tap and cupboards under. Breakfast bar. Built in 'Neff' double oven. 'American' fridge freezer. Plumbed for washing machine and tumble dryer. Tiled to work surfaces. Radiator. Double glazed windows to rear and side and door to garden. 'Amtico' flooring. Boiler cupboard.

Landing

Carpet. Double glazed window to side.



Bedroom 1

12' 3" x 10' 11" (3.73m x 3.32m) Double glazed window to rear. Laminate flooring. Radiator.

Bedroom 2

15' 1" x 11' 10" (4.59m x 3.60m) Double glazed window to front. Carpet. Radiator.

Bedroom 3

10' 10" x 9' 2" (3.30m x 2.79m) Double glazed window to rear. Laminate flooring. Radiator.

Bathroom

Panelled bath with independent shower. Fully tiled walls. Vinyl floor covering. Low flush wc. Obscure double glazed window to front. Heated chrome towel rail.

Garden

71' 0" x 42' 9" (21.62m x 13.02m) (Approx) Patio. Mature flower borders. Lawn. Shed. Greenhouse.

Garage

16' 9" x 8' 0" (5.10m x 2.44m) Attached. Own driveway with parking for three cars.

