



Energy Efficiency Rating		Environmental(CO2) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		82	(55-68) D
(39-54) E	69		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
England & Wales			England & Wales
Directive 2002/91/EC			Directive 2002/91/EC
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small>			<small>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.</small>

Bladindon Drive, Bexley DA5 3BP
Price: £2,750.00 p.c.m.
UNFURNISHED

Four bedroom semi detached family home situated within a much popular road close to local transport links and popular schools. The property has been decorated to the very highest standard throughout with luxury fittings and simply must be seen. Accommodation comprises of entrance hall, ground floor wc, utility room, luxury fitted open plan kitchen / living space, as well as a separate reception room. To the first floor is a luxury family sized bathroom, four bedrooms and an ensuite shower room. Benefits to note include plantation blinds, double glazing, gas central heating, off street parking, bi-folding doors and front and rear gardens. Available end March 2021.

Ref: PL1622

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 Hall

Tiled flooring. Radiator. Spotlights.

Utility Room

15' 3 x 6' 2 (4.65m x 1.88m) Tiled flooring. Wall and base units. Radiator. Spotlights. Double glazed velux window. Butler sink and mixer taps. Double glazed door to rear. Part tiled walls. Plumbed for washing machine and space for tumble dryer.

Reception 1

20' 5 x 16' 9 (6.22m x 5.11m) Carpet. Two double glazed windows to front with plantation blinds. Radiator. Coving. Spotlights.

Kitchen / Diner / Living Room

22' 8 x 19' 6 (6.91m x 5.94m) Tiled flooring. Bi-folding doors to rear. Spotlights. Double glazed velux window. Wall and base units. Island with breakfast bar. Granite worktops. Electric hob. Extractor fan. Two electric ovens. Two microwave ovens. Two plate warmers. Inset double sink with mixer taps. Integral dishwasher and fridge freezer.

Ground Floor WC

Tiled flooring. Low level wc. Wash hand basin. Part tiled walls. Mirror. Spotlights. Extractor fan.

Landing

Carpet. Coving. Spotlights.

Bedroom 1

19' 9 x 18' 6 (6.02m x 5.64m) Carpet. Double glazed French doors to rear to Juliette balcony with plantation blinds. Radiator.

Ensuite

Mr and Mrs sinks with vanity units. Low level wc. Part tiled walls. Tiled flooring. Heated towel rail. Spotlights. Double glazed velux window to side.



Bedroom 2

16' 7 x 12' 7 (5.05m x 3.84m) Carpet. Double glazed window to front with plantation blinds. Radiator. Spotlights.

Bedroom 3

13' 8 x 8' 4 (4.17m x 2.54m) Carpet. Double glazed window to front with plantation blinds. Coving.

Bedroom 4

12' 3 x 7' 1 (3.73m x 2.16m) Double glazed window to rear with plantation blinds. Radiator. Carpet.

Bathroom

12' 5 x 5' 9 (3.78m x 1.75m) Tiled flooring. Shower cubicle. Freestanding bath. Heated towel rail. Double glazed window to front with plantation blinds. Wash hand basin in vanity unit. Low level wc. Spotlights. Extractor fan.

Garden

Patio. Lawn. Shed. Playhouse. Outside tap. Feature lighting.

Off Street Parking

Parking for two / three cars.

