



## 33 BEAN ROAD

SOUTH BEXLEYHEATH DA6 8HW

Guide Price £1,250,000







# 33 Bean Road

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- Double fronted detached home
- Four en suites & family bathroom
- Open plan kitchen/breakfast/dining room
- Great location
- Floor Area: 4283 Sq Ft
- Five double bedrooms
- Good size lounge
- Study & 2nd reception room
- Must be viewed
- EPC: TBA

\*\* PRICE RANGE £1,250,000 - £1,350,000 \*\*

Located on one of the finest and most sought-after roads in South Bexleyheath is this impressive FIVE DOUBLE bedroom DOUBLE FRONTED DETACHED FAMILY HOME. Originally once stood as a detached bungalow, has now been replaced with this very spacious property which I'm sure will please all!

The property is at a stage where a lot of work has been done to a high standard this includes "Burlington" suites throughout and an impressive studio to the rear of the home. The property is ready to move into, however, there are some finishing off jobs so this ideal for someone looking to put their own mark on a property!

The accommodation on offer comprises, a large welcoming entrance hall, from here you can access all of the ground floor living space which includes a good size living room, a second reception which would make a great games room or even a formal dining room, study, utility room, WC and a large open plan kitchen/breakfast/dining room which stretches across the whole back of the property.

To the first floor there are FOUR IMPRESSIVE DOUBLE BEDROOMS three of which have modern en suites so there will be no arguing over who gets in the bathroom first in the mornings! As well as this there is also a classy family bathroom with roll top bath and separate shower cubicle.

To the top floor you won't be disappointed as there is another double bedroom with an en suite shower room, there's also a good amount of storage in the eaves.

Externally there is a HUGE SOUTH FACING rear garden with a studio to the rear and an In and Out Driveway for several cars to the front.

This is a great chance to own a fantastic property in a very sought-after road which is also close to everything you would need including a short walk to Danson Park!

Call Anthony Martin now to arrange your viewing!



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## SUMMARY OF ACCOMMODATION

### Ground Floor

#### Storm Porch

#### Hallway

25'3 x 12'6 (7.70m x 3.81m)

#### Lounge

21'2 x 14'9 (6.45m x 4.50m)

#### Kitchen/Breakfast Room/Diner

39'1 x 14'7 (11.91m x 4.45m)

#### Reception Room

17'0 x 12'3 (5.18m x 3.73m)

#### Study

11'1 x 9'11 (3.38m x 3.02m)

#### Utility Room

14'3 x 7'8 (4.34m x 2.34m)

#### WC

6'9 x 5'7 (2.06m x 1.70m)

### First Floor

#### Landing

#### Bedroom 1

19'6 x 16'6 (5.94m x 5.03m)

#### Ensuite

12'4 x 6'7 (3.76m x 2.01m)

#### Bedroom 2

19'4 x 16'6 (5.89m x 5.03m)

#### Ensuite

8'10 x 4'6 (2.69m x 1.37m)

### Bedroom 3

23'1 x 12'0 (7.04m x 3.66m)

#### Ensuite

8'6 x 3'3 (2.59m x 0.99m)

### Bedroom 5

16'0 x 11'10 (4.88m x 3.61m)

#### Bathroom

12'2 x 10'5 (3.71m x 3.18m)

### Second Floor

#### Bedroom 4

19'7 x 17'5 (5.97m x 5.31m)

#### Ensuite

8'10 x 7'11 (2.69m x 2.41m)

#### Outside

#### Annex

#### Studio Kitchen/Lounge

16'2 x 14'8 (4.93m x 4.47m)

#### Bedroom 1

11'3 x 10'10 (3.43m x 3.30m )

#### Bedroom 2

10'1 x 9'8 (3.07m x 2.95m)

#### Shower Room

6'0 x 4'7 (1.83m x 1.40m)

#### Garden

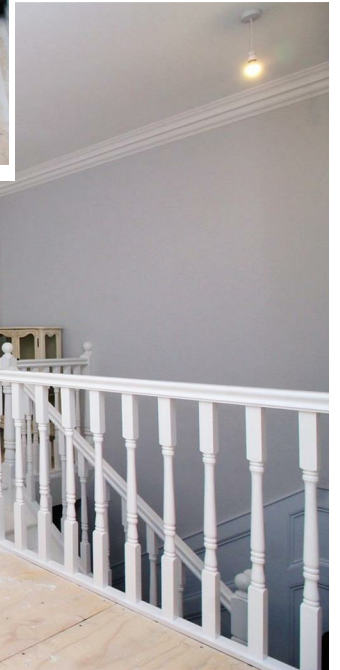
#### Off Road Parking

## ABOUT THE AREA

Bexleyheath is a town within the heart of the London borough of Bexley. With great transport links, whether from the A2 or M25 main road, or via Bexleyheath Train Station, this is a very popular spot for the everyday commuters. A few key landmarks are scattered around the town, so if you have a keen eye for history, or pretty sights, the 'Bexleyheath Clock Tower' within The Broadway or 'Danson Park' could be your first stops.

As living in Bexleyheath goes, there isn't many it can't cater for with its large shopping mall with international retailers, several large supermarkets and a number of highly recommended restaurants and bars.

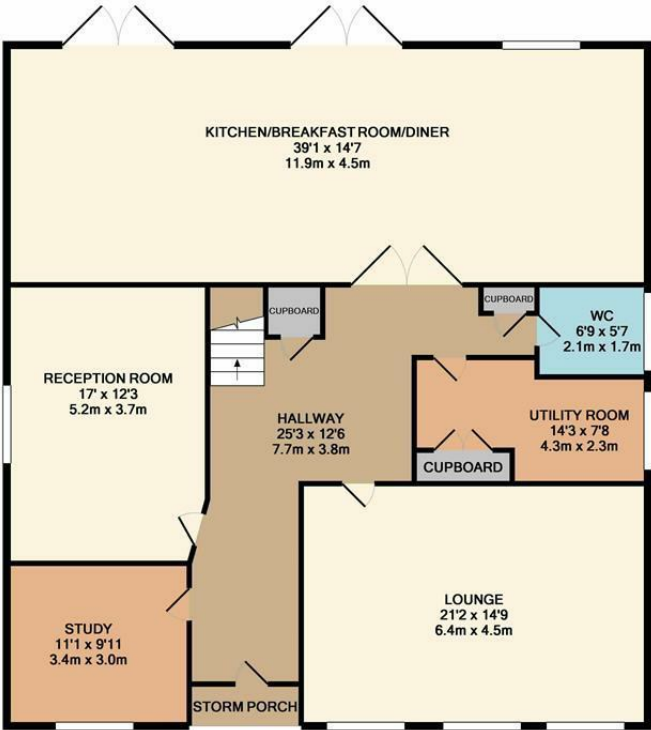
As a whole the Bexley borough is renowned for its wonderful array of schools, whether the family need primary or secondary education with many showing an outstanding 'Ofsted' report.



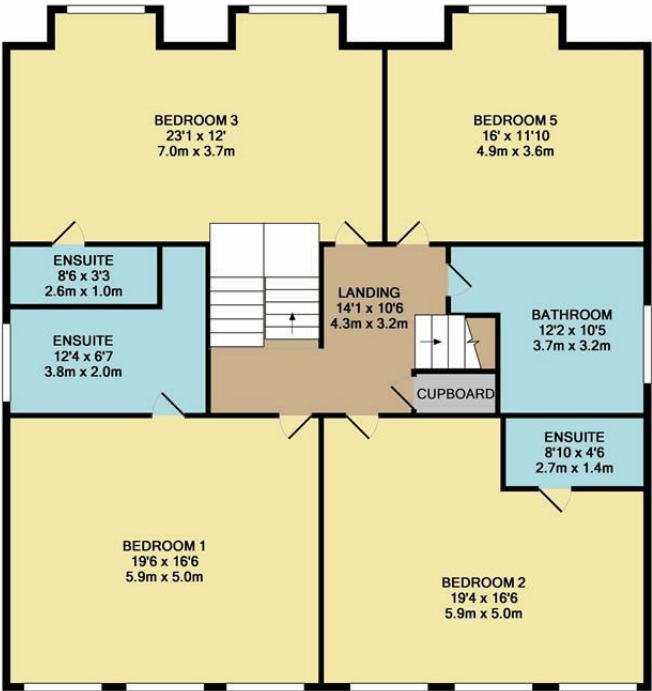
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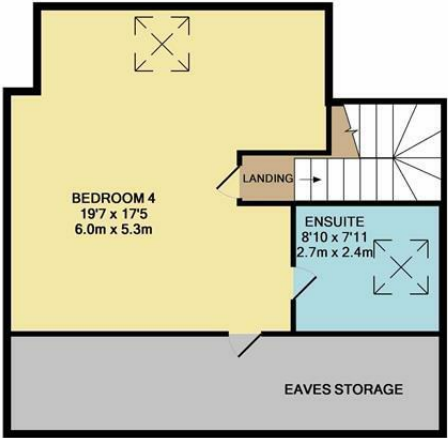
APPROX. GROSS INTERNAL FLOOR AREA 4283.00 sq ft



GROUND FLOOR  
APPROX. FLOOR  
AREA 1620 SQ.FT.  
(150.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1571 SQ.FT.  
(145.9 SQ.M.)

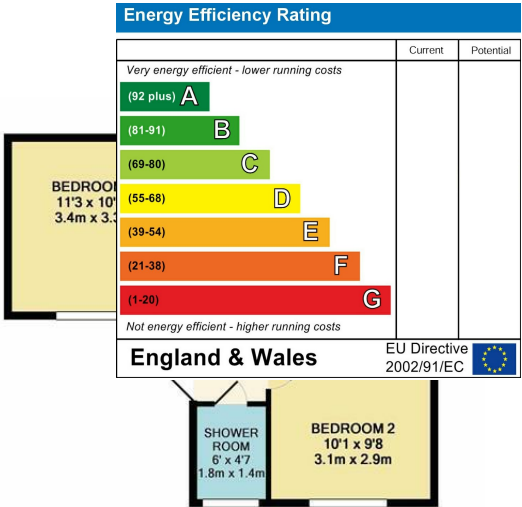


2ND FLOOR  
APPROX. FLOOR  
AREA 1091 SQ.FT.  
(101.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 4283 SQ.FT. (397.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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