



29 South View Close, Bexley, Greater



Harpers & Co



Harpers & Co

29 South View Close

- **LARGE 5 / 6 BEDROOM SEMI DETACHED HOUSE**
- **OPEN PLAN RECEPTION & DINING ROOM**
- **FITTED KITCHEN**
- **GROUND FLOOR WC/UTILITY ROOM**
- **6 BEDROOMS TO FIRST FLOOR**
- **FAMILY BATH/SHOWER ROOM**
- **2x GARAGES**
- **DRIVEWAY FOR SEVERAL VEHICLES**

*South View Close, Bexley
Vast scope to add to this large semi*

Property Summary

5 / 6 Bedroom deceptively large semi-detached house with elevated views in a quiet and sought-after cul de sac of South Views Close. Rare to market and in close proximity to the Village and all it's amenities, the areas best schools and Bexley mainline station with fast trains to London Bridge and Charring Cross.

Located in a desirable cul-de-sac this property uniquely provides two drives and 2 garages accessed from the hallway provides huge scope to incorporate into the house for a variety of uses. Internally on the ground floor the property comprises of an open plan reception/dining room which leads to a newly re-laid patio, a fitted kitchen and a second reception room with access to the well-maintained south-west facing Mediterranean style garden. The garden also gives you access to the second garage and drive. Another bonus feature of the ground floor is its wc/Utility room.

To the first floor there are 3 double bedrooms and a further 3 good size bedrooms with a family bath/shower room. Each room is bright and well decorated and 3 of the rooms can easily be reconfigured as they are created by way of stud partitions for optimal reconfiguration if necessary. The elevated views from a landscaped and mature garden are ideal for entertaining or for those warm lazy summer evenings. This property will surprise you with the vast amount of space on offer. You have the best of both worlds, by having the option to move into an already cosy 5/6 bed home, or, extend for that ever-growing family.



Accommodation

Front garden 39' 4" x 42' 8" (12m x 13m)

Driveway for several vehicles, laid to lawn with mature trees and shrubs, access to both garages.

Garage 19' 0" x 16' 3" (5.80m x 4.95m)

Roller door with power and light, plumbed for washing machine, tap, tumble dryer and fridge freezer. Multiple plug points throughout. Also houses an integrated and sunken car inspection pit for those car enthusiasts.

Porch 6' 7" x 6' 7" (2m x 2m)

UPVC double glazed door to front, ceiling light, carpet, door to garage, built in cupboard.

Entrance hall 14' 9" x 6' 7" (4.5m x 2m)

Carpet, wall light, skirting, radiator, power point, under stairs storage. Smoke alarm.

Reception room 13' 4" x 11' 7" (4.06m x 3.54m)

Double glazed window to front, carpet, coved ceiling, skirting, pendant light to ceiling, wall lights, multiple power points, feature fireplace (untested) open plan to dining area.

Dining room 11' 1" x 8' 11" (3.37m x 2.72m)

Double glazed sliding doors to rear, carpet, pendant light to ceiling, coved ceiling, skirting, radiator, power point. Wall mounted lights, pendant light, curtain and curtain rail.

Kitchen 11' 6" x 8' 9" (3.50m x 2.66m)

Double glazed window to rear, spotlights to ceiling, tiled flooring, range of fitted wall and base units with work surfaces over, stainless steel sink unit with drainer, integrated electric oven and gas hob, multiple power points. Tiled splash back, plumbed for washing machine and dishwasher.

Ground floor WC / Utility room

Frosted double glazed window to rear, tiled flooring, pendant light, low level WC, wash hand basin. Space for utilities and plumbed for washing machine.

Reception room 16' 2" x 10' 6" (4.92m x 3.20m)

Double glazed door and window to rear, carpet, pendant light to ceiling, coved ceiling, skirting, multiple power points, radiator.



Landing

Carpeted, pendant light to ceiling, wall light, access to part boarded loft with loft ladder and light.

Bedroom 1 16' 2" x 11' 10" (4.93m x 3.60m)

Fully carpeted throughout, two double glazed windows to rear, pendant lights to ceiling, skirting, 2x radiators, multiple power points. 2 x radiator with TRV. Rear attractive garden views.

Bedroom 2 13' 4" x 11' 5" (4.07m x 3.47m)

Double glazed window to front, pendant light to ceiling, skirting, fully carpeted throughout, radiator, multiple power points, built in wardrobes. Attractive front garden views.

Bedroom 3 11' 6" x 10' 4" (3.51m x 3.15m)

Fully carpeted throughout, double glazed window to rear, pendant light to ceiling, skirting, radiator, multiple power points, cupboard housing boiler, hot water tank and power shower unit.

Bedroom 4 9' 7" x 8' 10" (2.93m x 2.70m)

Double glazed window to front, pendant light to ceiling, skirting, carpet, radiator, multiple power points.

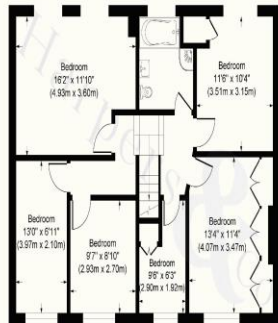
Bedroom 5 13' 0" x 6' 11" (3.97m x 2.10m)

Double glazed window to front, pendant light to ceiling, skirting, carpet, radiator, multiple power points.





Ground Floor



First Floor



Harpers & Co

South View Close

Approximate Gross Internal Area
 Ground Floor = 61.9 sq m / 666 sq ft
 First Floor = 81.9 sq m / 882 sq ft
 Garage = 52.3 sq m / 563 sq ft
 Total = 196.2 sq m / 1212 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.

powered by
THE360IMAGE
 www.the360image.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Bexley / Bexleyheath Department
 8 Bexley High Street
 Bexley
 DA5 1AD
 T: 01322 524425
 E: info@harpersandco.com

Associate Park Lane
 121 Park Lane
 Mayfair
 W1K 7AG
 T: 0207 409 4693
 E: info@harpersandco.com

harpersandco.com

Harpers & Co

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. The mention of any appliances and services within these details does not imply that they are in full and efficient working order or that they will remain within the property.