



Broomfield Road, Bexleyheath



Harpers & Co



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# Bexleyheath

## Broomfield Road

CHAIN FREE | DETACHED 2 DOUBLE BEDROOM BUNGALOW | RECEPTION ROOM & CONSERVATORY | MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES | MODERN FITTED BATHROOM SUITE | LANDSCAPED REAR GARDEN | GARAGE | IN & OUT DRIVEWAY FOR SEVERAL VEHICLES | GOOD CATCHMENT FOR LOCAL SCHOOLS | SOUTH AFTER LOCATION

*CHAIN FREE*

### Property Summary

\*\*\*CHAIN FREE\*\*\* 2 DOUBLE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION on one of the best roads in Bexleyheath with the delightful Warren woodlands at the end of the road.

Harpers & Co are delighted to offer this very large and very well presented Bungalow with excellent aspect by way of a large drive, leading to a well sized hallway and 2 double bedrooms. Each of the bedrooms is bright and airy and offers good space. To the rear is a very well presented and modern kitchen with high end appliances overlooking the garden. The family bathroom/shower room is very well presented and modern.

To the rear there is a large reception room which leads into an open plan conservatory that offers amazing and large space overlooking the large south facing garden. We love this house and we think you will to. For those wanting a great location minutes from the A2, M25 and a short walk to Bexleyheath and Bexley Village this excellent estate has charm and huge potential.

We urge early viewings through Harpers & Co today.



## Accommodation

### Entrance Hall

UPVC door to front, spotlights to ceiling, wood flooring, radiator.

### Reception room 15' 8" x 11' 0" (4.77m x 3.35m)

Wood flooring, coved ceiling, skirting, pendant light to ceiling, radiator, multiple power points, opening to conservatory.

### Conservatory 14' 7" x 12' 2" (4.45m x 3.70m)

Double glazed windows and french doors to rear garden, wood flooring, skirting, 2x radiators, multiple power points.

### Kitchen 11' 0" x 10' 11" (3.35m x 3.32m)

Double glazed windows and door to rear garden, coved ceiling, spotlights to ceiling, radiator, range of fitted wall and base units with work surface over, integrated electric oven, grill, hob and extractor, integrated microwave, dishwasher, fridge freezer, washing machine, tiled splashback, laminate flooring, multiple power points.

### Bedroom 1 13' 1" x 11' 3" (4.00m x 3.43m)

Double glazed window to front with venetian blind, wood flooring, coved ceiling, skirting, radiator, spotlights to ceiling, multiple power points.

### Bedroom 2 11' 0" x 10' 11" (3.35m x 3.34m)

Double glazed window to front with wooden venetian blind, wood flooring, coved ceiling, skirting, radiator, spotlight cluster to ceiling, multiple power points.

### Bathroom

Frosted double glazed window to side, fully tiled walls and flooring, spotlights to ceiling, low level WC, vanity



wash hand basin, bath with shower attachment over and glass screen, wall mounted mirror, heated towel rail.

**Garage** 18' 1" x 7' 7" (5.50m x 2.30m)  
Up and over door, power and light.

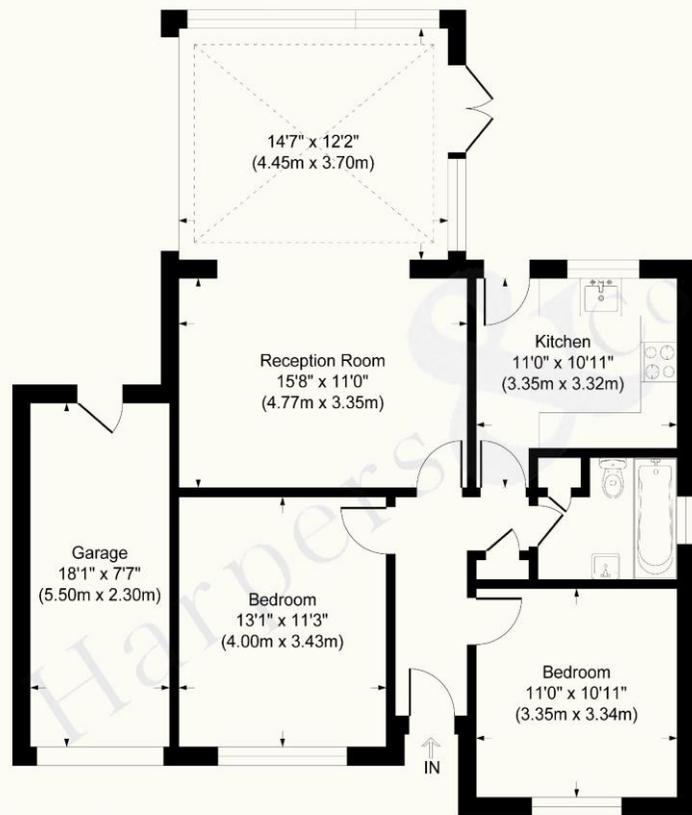
**Rear Garden**

Decked area, access to garage, landscaped, outside light, greenhouse.

**Front drive**

In and out driveway for several vehicles, raised shrubs, gated side access, access to garage.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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