



Arcadian Avenue, Bexley



Harpers & Co



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# Arcadian Avenue

## Bexley

- BEAUTIFULLY PRESENTED 3 BEDROOM SEMI DETACHED HOME
- 2 RECEPTION ROOMS
- LARGE OPEN KITCHEN WITH UTILITY ROOM
- GROUND FLOOR WC
- 2 DOUBLE BEDROOMS & GOOD SIZE SINGLE
- FAMILY BATHROOM WITH BATH & WALK IN SHOWER
- LARGE WELL MAINTAINED REAR GARDEN
- DRIVEWAY TO FRONT FOR OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CATCHMENT AREA FOR LOCAL PRIMARY, SECONDARY & GRAMMER SCHOOLS

### Property Summary

Immaculate and filled with character 3 bedroom semi detached Mock Tudor style house in favoured location in the heart of Bexley Village. Excellent catchment for all the best Primary, Secondary and Grammar schools in the area and a short walk to Bexley train station, restaurants and bars in beautiful Bexley Village.

Harpers & Co are delighted to offer this large and beautifully presented 1930's semi detached estate which is an absolute credit to the current owners who have lovingly refurbished the property to a very high standard throughout.

Entering into the large hallway there is separate and character filled front reception room followed by an open plan second reception and open plan kitchen/diner with utility room. The designer kitchen is filled with high specification appliances and has excellent aspect to the mature rear garden. The ground floor also houses a modern WC.

The first floor has a truly immaculate family bathroom which clearly demonstrates the no expense spared approach followed by two large double bedrooms and a slightly smaller third. This estate flows very well indeed, is light and an absolute gem of a property and will create a wonderful family home. The rear garden is mature, laid to lawn with a rear garden room.

We suggest viewings at your earliest convenience for this wonderful opportunity to purchase a truly exquisite family



## Accommodation

### Entrance Hall

Solid Oak door to front with double glazed side frosted leaded light windows, coved ceiling, skirting, pendant light to ceiling, Amtico flooring, radiator with ornate cover, understairs storage cupboard.

### Ground floor WC

Fully tiled walls and flooring, spotlights, low level WC, vanity wash hand basin, heated towel rail, wall mounted mirror.

### Front reception 12' 2" x 12' 2" (3.72m x 3.71m)

Double glazed leaded light windows to front and side with plantation shutters, picture rail, skirting, pendant light to ceiling, original structural beam, Amtico flooring, 2x radiators, multiple power points.

### Reception 2 14' 10" x 11' 10" (4.52m x 3.60m)

Double glazed leaded light windows to side with plantation shutters, picture rail, skirting, pendant light to ceiling, original structural beams, Amtico flooring, original brickfireplace with newly fitted remote control gas fire, multiple power points, radiator, open plan to kitchen/dining area.

### Kitchen/dining room 18' 6" x 10' 3" (5.65m x 3.13m)

Double glazed French doors to rear, double glazed leaded light window to rear, 3 Velux skylights with electric opening, spotlights to ceiling, Amtico flooring, wall mounted vertical radiator, range of fully fitted shaker style wall and base units with marble effect granite work surface over with built in sink and drainer, 2x built in electric ovens, hob and extractor, integrated fridge freezer and dishwasher, wine cooler, multiple power points.

### Utility room 7' 7" x 6' 11" (2.31m x 2.11m)

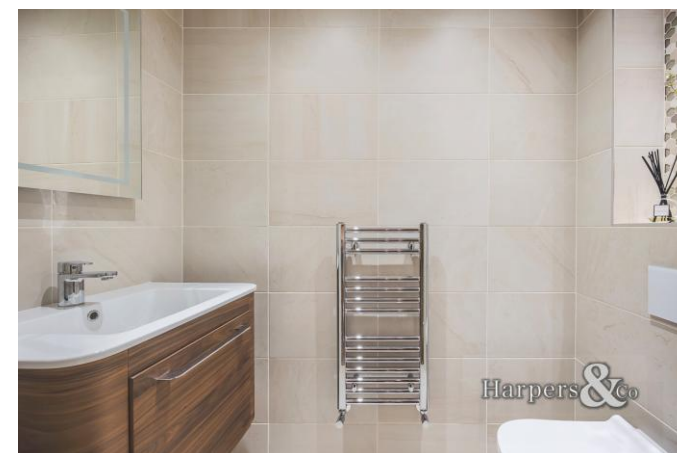
Spotlights to ceiling, Amtico flooring, integrated for washing machine and space for tumble dryer, sink unit with drainer, range of fitted wall and base units to both sides and housing combi boiler.

### Landing

Carpeted, coved ceiling, skirting, pendant light to ceiling, loft access.

### Bedroom 1 14' 11" x 12' 0" (4.55m x 3.66m)

Double glazed leaded light windows to side and rear with roman blinds, coved ceiling, skirting, carpet, radiator, multiple power points, built in wardrobes.



**Bedroom 2** 12' 2" x 11' 7" (3.70m x 3.53m)

Double glazed leaded light windows to front and side, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points.

**Bedroom 3** 10' 10" x 7' 6" (3.30m x 2.28m)

Double glazed leaded light window to front with roller blind, spotlights to ceiling, skirting, carpet, radiator, multiple power points, built in wardrobes.

**Bathroom**

Frosted double glazed leaded light window to rear, fully tiled walls

and flooring, 'his and her' vanity sink units, low level WC, panelled bath, walk in shower cubicle with glass screen and Amazon shower and hand held shower attachment, heated towel rail, spotlights to ceiling, extractor.

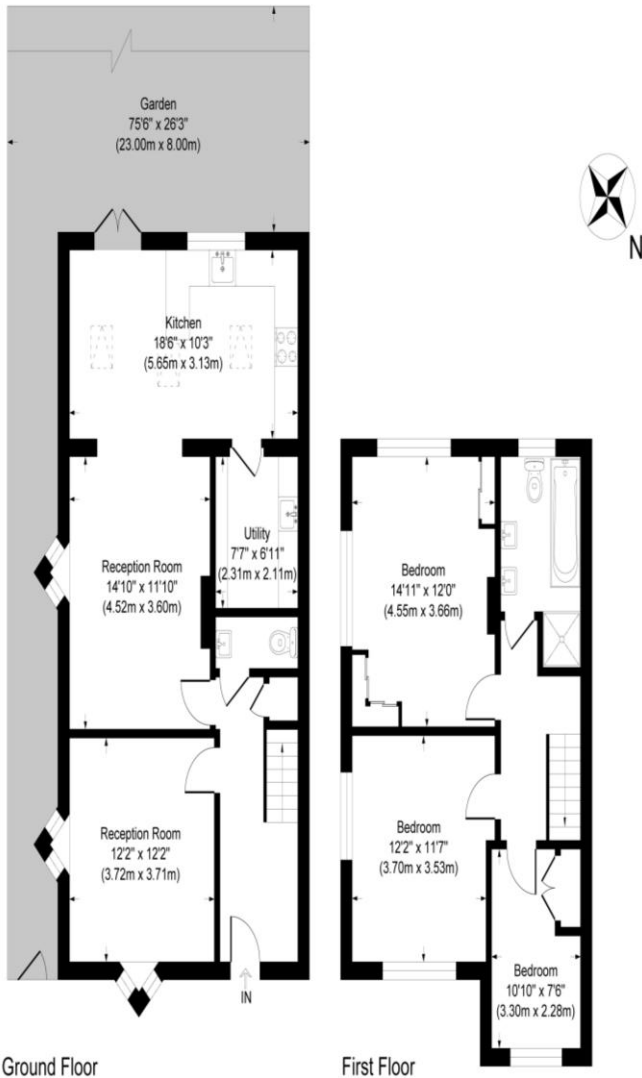
**Rear Garden** 75' 6" x 26' 3" (23.00m x 8.00m)

South West facing garden, sandstone patio area to front, laid to lawn with tree and shrub borders, rear patio area with pergola, shingled area, large garden room with power and light and 2x outside downlighters, outside tap and light, electric spike lights along both sides of garden.

**Driveway**

Block paved driveway to front for several vehicles, tree and shrub





## Arcadian Avenue

Approximate Gross Internal Area  
 Ground Floor = 69.8 sq m / 752 sq ft  
 First Floor = 52.4 sq m / 565 sq ft  
 Total = 122.2 sq m / 1316 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 it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		86
(55-68)	D	70	
(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			

**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](http://harpersandco.com)



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