



154 Brampton Road, Bexleyheath, Kent,



Harpers & Co



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# Property

## Address

- HUGE 4 BED FLAT
- LARGE LOUNGE /DINER
- PARKING
- EXCELLENT LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- EXCELLENT LINKS TO ELEIZABETH LINE/CANARY WHARF
- PROFESSIONALS ONLY

***Brampton Road, Bexleyheath***  
***Wonderfully large 4 bed split level***

## Property Summary

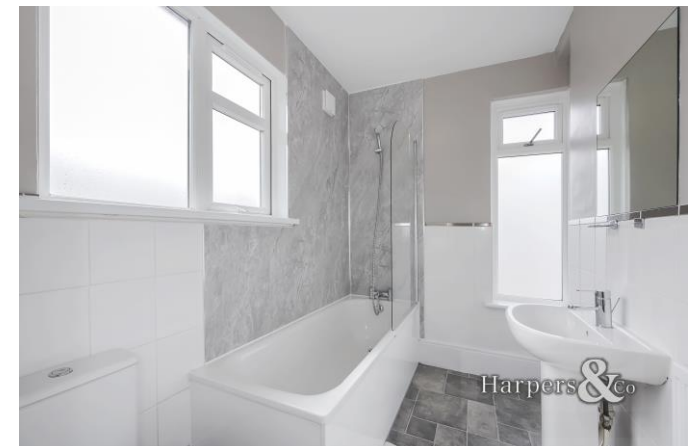
TO LET

HUGE 4 BED NEWLY REFURBISHED THROUGHOUT SPLIT LEVEL MAISONETTE WITH PARKING AND GARDEN. Must See!!

We are proud to present this very large 4 double bedroom maisonette well located on Brampton Road with garden, parking and large lounge and kitchen.

This is an excellent opportunity to get a large residence for professionals. On entering the alrge hallway, you are immediately struck by the height of the ceiling which then leads into a newly refurbished open plan kitchen/ diner/ lounge with French doors leading to the garden. On the first floor there are 4 large double bedrooms all bathed in excellent light and good aspect throughout with a family bathroom/shower.

This property really is excellent and well worth a look. Call Managing Agents Harpers & Co on 01322 524425.



## Accommodation

### Hallway 19' 8" x 8' 6" (6m x 2.6m)

Large hallway with high ceilings, coving and skirting and double glazed window. Storage cupboard under stairs. 1 x radiator with TRV.

### Kitchen/Diner 26' 3" x 10' 10" (8m x 3.3m)

New vinyl and laminate flooring throughout. Floor and wall mounted kitchen units, gas hob, spaces for white goods, extractor, boiler, large double glazed windows, aerial points, multiple plug points, spotlights to ceiling, radiator with TRV. French doors leading to garden.

### Bedroom 1 15' 8" x 12' 6" (4.77m x 3.81m)

Fully carpeted throughout, skirting, coving, multiple plug points, double glazed UPVC window with excellent view. Bright and airy room.

### Bedroom 2 12' 0" x 11' 10" (3.66m x 3.61m)

Fully carpeted throughout, skirting, coving, multiple plug points, double glazed UPVC window with excellent view. Bright and airy room.

### Bedroom 3 14' 0" x 11' 10" (4.27m x 3.60m)

Fully carpeted throughout, skirting, coving, multiple plug points, double glazed UPVC window with excellent view. Bright and airy room.

### Bedroom 4 10' 1" x 9' 10" (3.07m x 3.00m)

Fully carpeted throughout, skirting, coving, multiple plug points, double glazed UPVC window with excellent view. Bright and airy room.

### Family Bathroom 9' 2" x 9' 10" (2.8m x 3m)

Vinyl flooring, porcelain basin with chrome mixer taps, white over panelled bath with glass enclosure. Low level WC with push rod waste. Ceiling Light, towel rail. Extractor.

### Rear Garden 16' 5" x 13' 1" (5m x 4m)

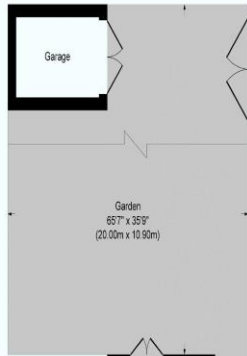
Mainly laid to grass with borders with mature plants and borders. Side access for storage.

### Harpers & Co Special Remarks

This wonderfully large split level 4 double bedroom maisonette is a GEM and will appeal to those wanting functional and bright space in a wonderful position.

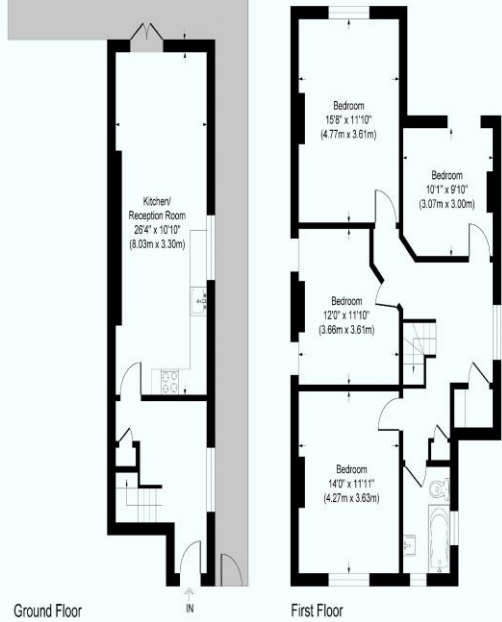






## Brampton Road

Approximate Gross Internal Area  
 Ground Floor = 37.7 sq m / 407 sq ft  
 First Floor = 77.3 sq m / 833 sq ft  
 Total = 115.0 sq m / 1240 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.



21/02, 10:48 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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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.