



47 Bradbourne Road, Bexley, Kent, DA5 1NS



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# Bradbourne Road

## Bexley

THREE / FOUR BEDROOM TERRACED FAMILY HOME | TWO RECEPTION ROOMS & FITTED KITCHEN | GARAGE TO REAR | APPROX 50FT REAR GARDEN | LOFT ROOM (BEDROOM 4) | POTENTIAL FOR LOFT ENSUITE & FURTHER EXTENSION (STPP) | CENTRE OF BEXLEY VILLAGE | WITHIN A FEW MINUTES WALK TO STATION | QUIET LOCATION AT THE END OF A NO THROUGH ROAD | POTENTIAL TO CONVERT GARAGE TO GARDEN ROOM | RESIDENTS PARKING PERMITS AVAILABLE

**CHAIN FREE**

**4 BED HOUSE** in centre of Bexley Village a few minutes walk to the mainline train station. **CHAIN FREE.** Quiet location at the end of a no through road.

Harpers and Co are delighted to offer this excellent and large 4 bedroom terraced family home. The property comprises of a front reception room and a kitchen/dining area. To the first floor there are two double bedrooms and a single with a large bath/shower room. The second floor loft room/bedroom 4.

Externally the property has a well maintained 50' rear garden with a garage with potential to convert into a garden room. Resident parking permit available.

Located all within walking distance to Bexley train station, local village amenities and 'Outstanding' Primary and Secondary schools are also in catchment.

Viewing highly recommended through Sole Agents Harpers & Co. Call 01322 524425.

### Entrance Hall

UPVC door to front, double glazed frosted panel to side, spacious hall with storage area, stripped wood flooring, radiator, stairs to first floor, under stairs storage cupboard and storage area, double doors to lounge, door to dining area, door to kitchen.

### Reception room 12' 5" x 11' 6" (3.78m x 3.50m)

UPVC double glazed window to front, coved ceiling, stripped wood flooring, radiator, double doors to dining area.



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**Dining area** 21' 4" x 10' 10" (6.5m x 3.3m)

UPVC Double glazed french door to rear to garden. Part stripped wood flooring and part carpet. Coved ceiling. Radiator. Open to kitchen.

**Kitchen** 17' 1" x 6' 11" (5.2m x 2.1m)

UPVC double glazed window and door to rear, range of fitted wall and base unit with work surfaces over, stainless steel sink unit, plumbed for washing machine, space for fridge freezer, integrated dishwasher, built in electric oven., gas hob and extractor, radiator, tiled flooring.

**Landing**

Carpet, radiator, stairs to loft room (bedroom four).

**Bedroom 1** 12' 2" x 11' 2" (3.70m x 3.40m)

UPVC double glazed window to front, coved ceiling, stripped wood flooring, radiator, two built in cupboards.

**Bedroom 2** 11' 11" x 11' 2" (3.63m x 3.40m)

UPVC Double glazed window to rear, coved ceiling, stripped wood flooring, radiator, two built in cupboards.

**Bedroom 3** 7' 10" x 5' 11" (2.38m x 1.80m)

UPVC Double glazed window to front, coved ceiling, stripped wood flooring, radiator, airing cupboard.

**Bathroom**

Frosted Double glazed window to rear, spotlights. Low level WC, pedestal wash hand basin. roll top bath with shower attachment, shower cubicle, heated towel rail, vinyl flooring.

**Loft Room (Bedroom 4)** 17' 5" x 15' 1" (5.30m x 4.60m)

Good sized double bedroom with scope for en-suite, two UPVC double glazed window to rear, two Velux window, carpet, two radiators, two fitted cupboards.

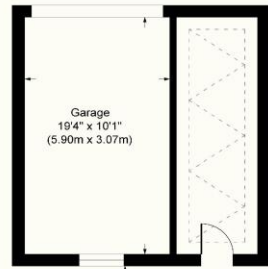
**Garden** 50' 2" (15.30m)

Patio area. Mainly laid to lawn. Outside tap and light. Flower border. Brick built garage and covered storage area with gate to rear. Rear pedestrian and vehicle access.

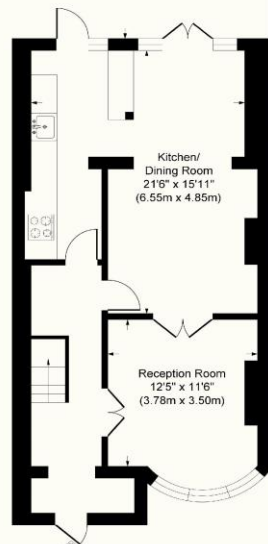
**Garage** 19' 4" x 10' 1" (5.90m x 3.07m)

Potential to covert to garden room.

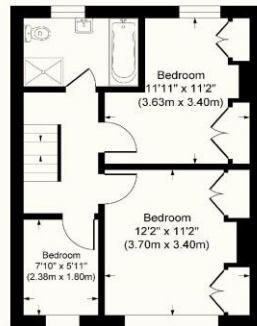




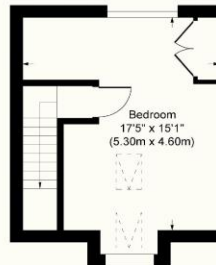
Garage  
50'2" x 15.30m



Ground Floor



First Floor



Second Floor



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