



Upton Road, Bexleyheath



Harpers & Co



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Bexleyheath

BEAUTIFULLY PRESENTED 3 BEDROOM VICTORIAN END OF TERRACED HOUSE | FRONT RECEPTION ROOM | FULLY FITTED OPEN PLAN KITCHEN/DINING ROOM WITH ISLAND | 2 DOUBLE BEDROOMS & 1 SINGLE | DESIGNER FAMILY BATHROOM | PERIOD FEATURES | OVER 100' REAR GARDEN | CLOSE PROXIMITY TO BEXLEYHEATH TRAIN STATION & SHOPPING CENTRE | WELL LOCATED FOR UPTON PRIMARY SCHOOL & TOWNLEY GRAMMAR | SOUGHT AFTER LOCATION | POTENTIAL TO EXTEND (STPP)

3 BEDROOM VICTORIAN END OF TERRACED

Property Summary

BEAUTIFULLY PRESENTED 3 bedroom house within easy access to Bexleyheath mainline station, Danson Park and Townley Grammar School is this period end of terrace home.

Harpers & Co are delighted to offer this immaculate 3 bedroom period end of terraced home. The current owners have tastefully decorated to a high standard to provide modern comfortable living accommodation. The property comprises a large entrance hall with original features, front reception room and a modern fitted kitchen with an island and bi-fold doors. To the first floor there are 3 bedrooms and designer family bathroom. Externally the property has a well maintained over 100' rear garden and on road parking.

Within catchment area for excellent primary and grammar schools. Well located for Bexleyheath train station, shopping centre, several supermarkets and a number of highly recommended restaurants and bars.

Viewings highly recommended through Sole Agents Harpers & Co. Call TODAY !



Accommodation

Entrance hall

Door to front, tiled flooring, traditional column radiator, multiple power points,.

Reception room 15' 1" x 12' 7" (4.60m x 3.83m)

Double glazed window to front with plantation blinds, ceiling rose with pendant light, coved ceiling, skirting, picture rail, traditional column radiator, carpet, log burner, multiple power points.

Kitchen / Diner 18' 6" x 12' 8" (5.64m x 3.86m)

Double glazed bi-fold doors to rear garden, spotlights to ceiling, coved ceiling, skirting, tiled flooring, vertical radiator, range of fitted white gloss wall and base units, grey marble work surface over, built in electric oven and grill, gas hob and extractor, integrated fridge freezer and dishwasher, plumbed for washing machine, island/breakfast bar with sink unit and drainer, multiple power points.

Landing

Carpet, loft access.

Bedroom 1 13' 4" x 11' 11" (4.06m x 3.62m)

Double glazed window to front with plantation blinds, coved ceiling, pendant light to ceiling, skirting, traditional column radiator, multiple power points, period fireplace (untested).

Bedroom 2 12' 10" x 11' 7" (3.91m x 3.52m)

Double glazed window to rear with roller blind, coved ceiling, pendant light to ceiling, skirting, carpet, traditional column radiator, multiple power points.



Bedroom 3 9' 0" x 6' 3" (2.74m x 1.90m)

Double glazed window to front with plantation blinds, pendant light to ceiling, skirting, carpet, traditional column radiator, multiple power points.

Bathroom

Frosted double glazed window to rear, spotlights to ceiling, tiled flooring, WC, pedestal wash hand basin, bath with shower attachment over and glass screen, part tiled walls, wall mounted mirrored unit, traditional

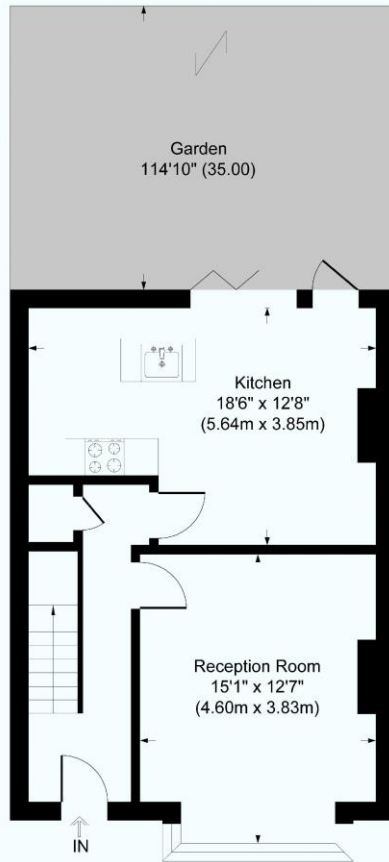
heated towel rail.

Rear Garden 114' 10" (35.00m)

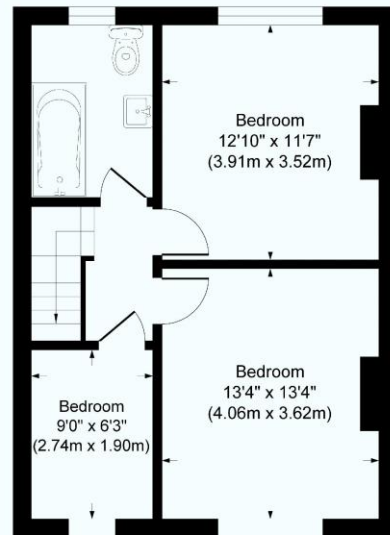
Decked area, sandstone patio area, laid to lawn, outside tap and light, shed, preparations for the foundations are in place suitable for an office/gym cabin' to the rear of the garden.

Approximate Gross Internal Area
Ground Floor = 46.9 sq m / 505 sq ft
First Floor = 45.2 sq m / 487 sq ft
Total = 92.1 sq m / 992 sq ft





Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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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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.