



Duncroft, Plumstead



Harpers & Co



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Plumstead

LARGE 5 BEDROOM FAMILY HOME | FRONT RECEPTION ROOM
| REAR RECEPTION ROOM | DESIGNER KITCHEN/DINING
ROOM | GROUND FLOOR SHOWER ROOM | BEDROOM 5 /
OFFICE | MASTER BEDROOM WITH ENSUITE TO TOP FLOOR |
FURTHER 3 DOUBLE BEDROOMS, ONE WITH ENSUITE |
FAMILY SHOWER ROOM | WELL MAINTAINED REAR GARDEN

LARGE 5 BED, 4 BATH
FAMILY HOME

Property Summary

BEAUTIFULLY PRESENTED LARGE 5 BEDROOM SEMI
DETACHED HOUSE, 4 BATHS & PARKING TO FRONT. Excellent
location.

Harpers & Co are delighted to offer this well presented family
home. The ground floor comprises of a front reception room,
rear reception room opening to the designer kitchen/dining
room, ground floor shower room and bedroom 5/office
(currently used as a beauty room). To the first floor there are
3 double bedrooms, one with ensuite and a family bathroom.
The master bedroom is located on the second floor with
ensuite shower room.

Externally the rear garden is well maintained with a large
shed. Large blocked paved driveway to front for several
vehicles.

Well located for local schools, amenities and station on the
Plumstead/Welling border.

Viewing highly recommended through sole agents Harpers &
Co.



Accommodation

Driveway

Large blocked paved drive for several vehicles, outside lights.

Entrance Porch

Entrance Hallway

Wood flooring, spotlights to ceiling, skirting, radiator, under stairs storage cupboard.

Front reception 13' 2" x 10' 7" (4.02m x 3.22m)

Double glazed window to front, coved ceiling, spotlights to ceiling, pendant light to ceiling, skirting, wood flooring, radiator, multiple power points, shelving.

Bedroom 5 (currently being used as a beauty room) 11' 10" x 11' 8" (3.60m x 3.55m)

Double glazed window to front, coved ceiling, spotlights to ceiling, pendant light to ceiling, skirting, radiator, multiple power points, storage units.

Second reception room 22' 3" x 12' 4" (6.77m x 3.76m)

Double glazed window to rear, wood flooring, spotlights to ceiling, pendant light to ceiling, coved ceiling, skirting, multiple power points, radiator, French doors to dining area.

Kitchen/dining room 16' 8" x 15' 6" (5.07m x 4.73m)

Double glazed window and French doors to rear garden, spotlights to ceiling, skirting, range of fitted wall and base units with under lighting integrated electric oven, hob and extractor, tiled splashback, integrated fridge freezer, dishwasher and washing machine, stainless steel sink unit with drainer, part tiled walls, multiple power points.

Shower room

Frosted double glazed window, fully tiled walls and flooring, WC, vanity wash hand basin, enclosed shower cubicle, heated towel rail.

Landing

Carpeted stairs, wood flooring, pendant light to ceiling, double glazed window to front, radiator, power points.

Bedroom 2 12' 6" x 11' 1" (3.82m x 3.38m)

Double glazed window to rear, coved ceiling, spotlights to ceiling, pendant light to ceiling, wood flooring, radiator, multiple power



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points, fitted wardrobes.

Family Bathroom

Frosted double glazed window to rear, fully tiled walls and flooring, WC, vanity wash hand basin, corner bath with glass screen, heated towel rail, wall mounted mirror cupboard, extractor.

Bedroom 3 11' 1" x 10' 7" (3.38m x 3.22m)

Double glazed window to front and rear, coved ceiling, spotlights to ceiling, pendant light to ceiling, wood flooring, radiator, multiple power points, door to ensuite.

Ensuite

Frosted double glazed window, tiled walls and flooring, spotlights to ceiling, WC, vanity wash hand basin, enclosed shower cubicle, heated towel rail, wall mounted mirrored cupboard.

Bedroom 4 11' 10" x 10' 6" (3.61m x 3.20m)

Double glazed window to front, coved ceiling, spotlights to ceiling, pendant light to ceiling, wood flooring, radiator, multiple power points.

Landing

Carpeted stairs.

Bedroom 1 14' 8" x 10' 10" (4.47m x 3.30m)

Double glazed skylight, double glazed window to rear, spotlights to ceiling, pendant light to ceiling, carpet, radiator, wall lights, multiple power points, door to ensuite.

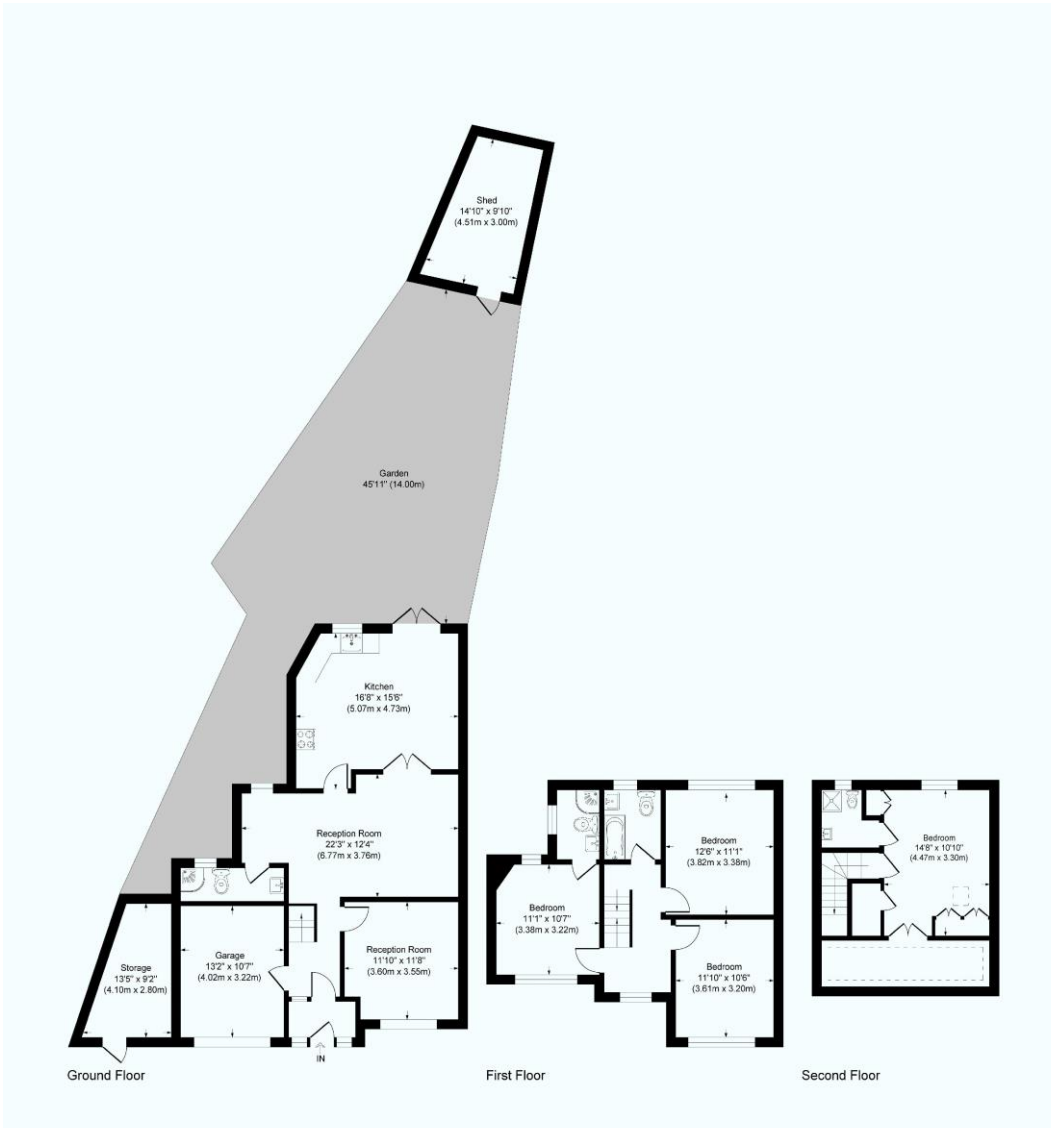
Ensuite

Frosted double glazed window to rear, tiled walls and flooring, WC, vanity wash hand basin, enclosed shower cubicle, heated towel rail, storage unit.

Rear Garden 45' 11" (14.00m)

Covered pergola, patio area, laid to lawn with tree and shrub border, large shed, outside power and light, storage, space for tumble dryer.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	81
(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.