



Arcadian Avenue, Bexley



Harpers & Co





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# Arcadian Avenue DA5

- IMMACULATE 4 BED SEMI-DETACHED
- LARGE OPEN PLAN KITCHEN/DINER
- OPEN PLAN LIVING
- EN-SUITE
- EXCELLENT CATCHMENT FOR POPULAR LOCAL SCHOOLS
- ACCESS TO A2 & M25
- 4 MINS WALK TO BEXLEY VILLAGE
- AMPLE OFF-STREET PARKING

*Arcadian Avenue, Bexley*

## Property Summary

\*\*\*STUNNING\*\*\* 4 bedroom semi-detached family home to rent in sought after Bexley. £3250 PCM. Harpers & Co are delighted to offer this immaculate and very tastefully enhanced and decorated family home in the favoured Arcadian Avenue. This property is a credit to the current owners and has a large open plan reception and kitchen dining area on the ground floor with a 5th bedroom/study off the hallway. The ground floor is bright and feels spacious with a beautiful designer bespoke kitchen and useful separate utility room and downstairs W/C. Big bi-fold doors leading out to the garden from the kitchen/diner with 3 glorious sky lights. This is impressive space and ideal of a family. The 1st floor has 4 good sized bedrooms, 3 of which are doubles with excellent views throughout and lots of natural light. The master bedroom in particular is ample and leads to a dressing area and en-suite shower room. there is also a good sized family bathroom with both bath and shower. The garden is landscaped, offers a good size paved area, artificial grass to the centre with shrubbed borders and a good sized brick paved platformed seating area to the back. Please contact Harpers & Co award winning agents on 01322 524425 at your earliest convenience to arrange a viewing.



## Accommodation

### Driveway

Off street parking for multiple vehicles. 3 small steps leading up to front door. Electricity box on front of house. Electric socket and outdoor tap.

### Entrance Hallway

Large composite front door with full length glass panel either side. Tiled flooring throughout, skirting and spotlights. Wooden stairs leading up to first floor. Understairs storage cupboards.

### Reception Room 13' 1" x 11' 11" (4.00m x 3.64m)

Wood flooring throughout, skirting and coving. Spotlights and central pendant light fitting. Bay window to front with shutters. Radiator under the bay. Fireplace with hearth and mantle piece. Large opening to kitchen/diner. Multiple plug sockets.

### Kitchen/Diner 27' 0" x 17' 5" (8.23m x 5.3m)

Large opening to Living Room. Tiled flooring throughout, skirting. Spotlights with pendant light fitting above breakfast bar and over sink. Chrome tap with pull out shower head. Many base and wall cabinets. Breakfast bar with built in cabinets and wine fridge. Double oven. 6 burner gas hob with extractor hood. Glass splash back. Integrated appliances. Window to rear. Large bi-fold doors to the rear. 3 skylights. Door to Hallway. Multiple plug sockets. Built in speakers to the ceiling.

### Reception 2 12' 2" x 8' 5" (3.7m x 2.56m)

Tiled flooring throughout, skirting and spotlights. Bay window to front with shutters. Storage cupboard.

### Utility room 11' 10" x 6' 9" (3.60m x 2.05m)

With downstairs W/C

### First Floor Landing

Wood flooring throughout, skirting, spotlights. Doors leading to all bedrooms and bathroom.

### Bedroom 1 14' 10" x 8' 3" (4.52m x 2.52m)

Carpeted throughout, skirting. Spotlights and pendant light fitting. Bay window to the front with roller blinds. Dressing area.

### En-suite 7' 8" x 5' 11" (2.33m x 1.81m)

Tiled flooring throughout, floor to ceiling wall tiles. Window to rear. Double shower tray with large double glass shower screen. His and





hers basins with chrome mixer taps and built in storage. Low level W/C with push button flush. Large storage cabinet. Chrome radiator/towel rail. Shaver points. Spotlights and vanity lights.

**Bedroom 2** 15' 5" x 10' 10" (4.71m x 3.3m)

Wood flooring throughout, skirting, coving. Spotlights and pendant light fitting. Large bay window to front with roller blinds. Radiator in bay. Large drinks fridge. Multiple plug sockets.

**Bedroom 3** 11' 11" x 10' 10" (3.63m x 3.31m)

Wood flooring throughout, skirting. Spotlights and pendant light fitting. Large window to rear with roller blind. Multiple plug sockets. Built in wardrobes across one wall.

**Bedroom 4** 8' 5" x 7' 8" (2.56m x 2.33m)

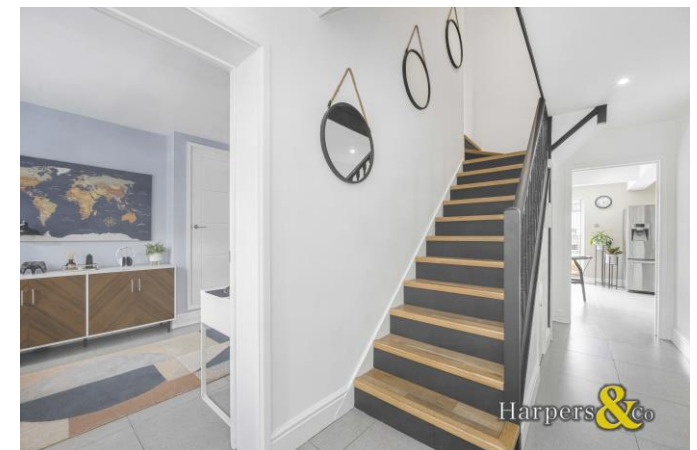
Wood flooring throughout, skirting, coving and pendant light fitting. Window to the front of the property with roller blind. Radiator with TRV.

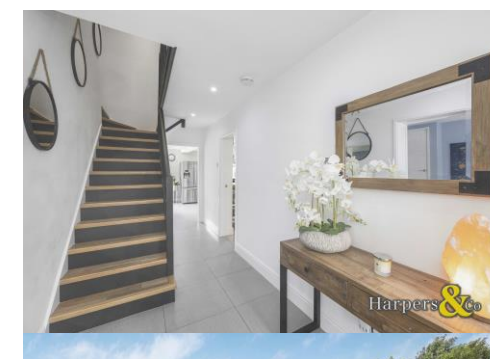
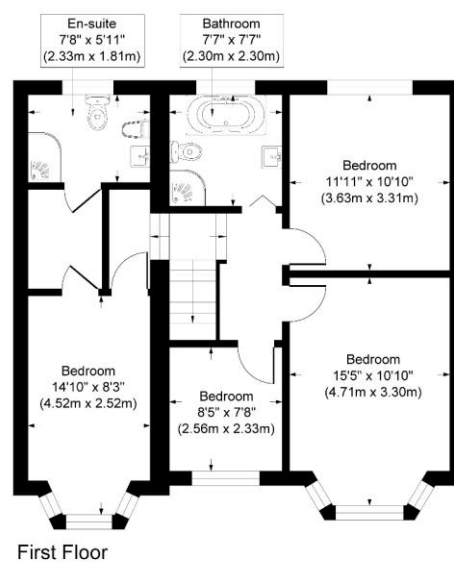
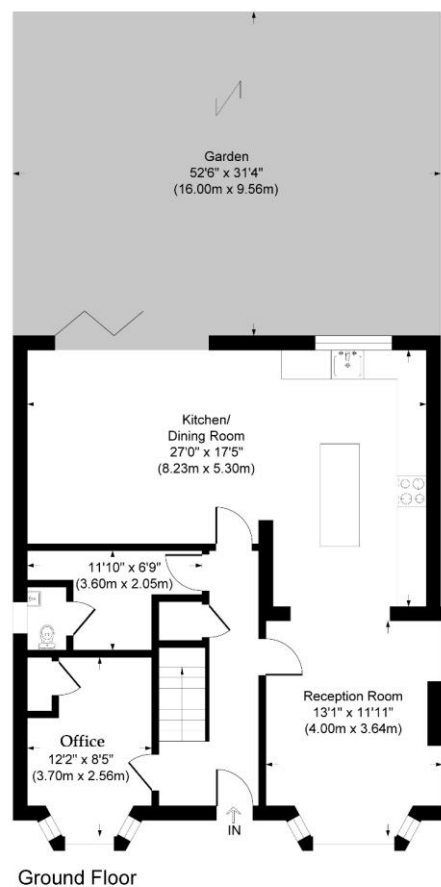
**Family Bathroom** 7' 7" x 7' 7" (2.3m x 2.3m)

Tiled flooring throughout, floor to ceiling wall tiles. Spotlights. Window to rear. Large free standing slipper bath with taps built into the wall. Black radiator/towel rail. Low level W/C with push button flush. Basin with taps built into wall and storage cabinet underneath. Corner shower unit with glass shower screen. Storage cabinet.

**Rear Garden** 52' 6" x 31' 4" (16.00m x 9.56m)

Patio area leading to astro with landscaped borders. To the far end of the garden is a raised brick laid patio area with awning. Wooden clad shed with double doors and window either side.





**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**

**Harpers & Co**

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.