



Bridgen Road, Bexley, DA5 1JF



Harpers & Co





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# BRIDGEN ROAD

## BEXLEY

- 2 BEDROOM FAMILY HOME
- SPACIOUS LOUNGE
- FULLY FITTED MODERN KITCHEN
- LARGE FAMILY BATHROOM
- SHARED DRIVE
- GARAGE
- GAS CENTRAL HEATING
- GOOD CATCHMENT FOR LOCAL SCHOOLS

### BRIDGEN ROAD, BEXLEY

#### Property Summary

GUIDED £425,000 - £450,000 \*\*\*IMMACULATE\*\*\* 2 BEDROOM IN THE HEART OF BEXLEY VILLAGE

Harpers and co are delighted to bring to market this immaculate 2 bedroom property guided £425,000 - £450,000 making it a dream buy for a family or those looking to get on the ladder within catchment to most of the areas best primary and grammar schools. SEE THE VIDEO & GUIDED TOUR!

The ground floor offers a spacious reception room with a beautiful fully fitted modern kitchen with integrated appliances. The first floor has two bright double bedrooms and a very well appointed family bathroom which is very tastefully designed. The garden is also accessed via a decked patio area leading to the long 88ft garden with ample space for those family get-togethers in the summer and large detached garage to the side.

Situated within close proximity to local amenities, local grammar schools and good transport links. Bexley Village and Dartford are a short distance away.

Early viewing recommended through Harpers & Co sole agents.



## Accommodation

### Entrance Hall

UPVC door to front, coved ceiling, ceiling rose with pendant light, tiled flooring, radiator, power points, storage cupboard, stairs to first floor, double glazed door to rear garden.

### Reception room 13' 0" x 11' 5" (3.97m x 3.47m)

Double glazed window to front, coved ceiling pendant light to ceiling, skirting, laminate flooring, radiator, multiple power points, feature fireplace (untested), picture rail.

### Kitchen 11' 2" x 8' 11" (3.41m x 2.72m)

Double glazed window to rear garden, spotlights to ceiling, feature lighting, laminate flooring, range of shaker style kitchen wall and base units with work surface over, integrated washing machine and dishwasher, space for fridge freezer, built in microwave, space for range cooker, extractor over, built in sink unit with drainer, part tiled walls, multiple power points.

### Landing

Carpeted stairs, coved ceiling, dado rail, pendant light to ceiling, frosted double glazed window to side.

### Bedroom 1 11' 5" x 9' 8" (3.47m x 2.94m)

Double glazed window to front, coved ceiling, pendant light to ceiling, carpet, radiator, multiple power points.

### Bedroom 2 11' 7" x 8' 3" (3.54m x 2.52m)

Double glazed window to rear, coved ceiling, pendant light to ceiling, Herringbone laminate flooring, skirting, radiator, multiple power points.

### Bathroom 9' 10" x 6' 11" (3.00m x 2.10m)

Frosted double glazed window to rear, spotlights to ceiling, fully tiled walls and flooring, WC, pedestal wash hand basin, bath with shower attachment over and glass screen, radiator with towel rail.

### Rear Garden 88' 7" x 21' 9" (27.00m x 6.63m)

Decked area with steps leading to patio area and lawn with mature tree and shrub borders, outside tap and light, gate to garage & parking.

### Garage 18' 1" x 12' 10" (5.50m x 3.90m)



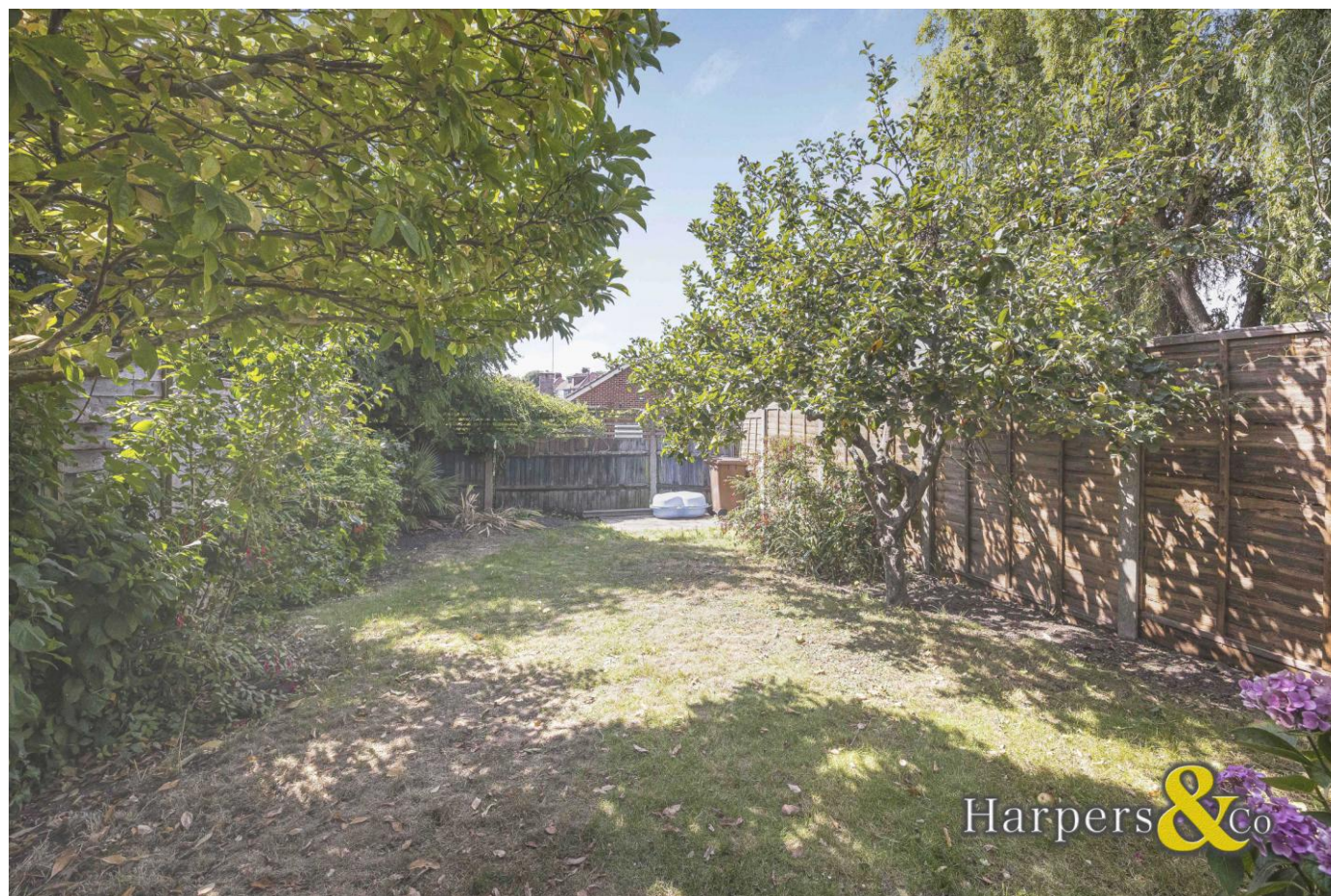


### Parking

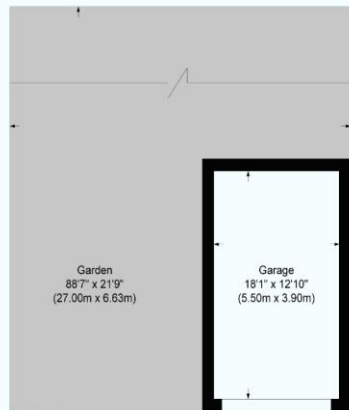
Parking to side & garage

### Disclaimer

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.







## Bridgen Road

Approximate Gross Internal Area

Ground Floor = 31.8 sq m / 343 sq ft

First Floor = 31.8 sq m / 343 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 81.8 sq m / 881 sq ft



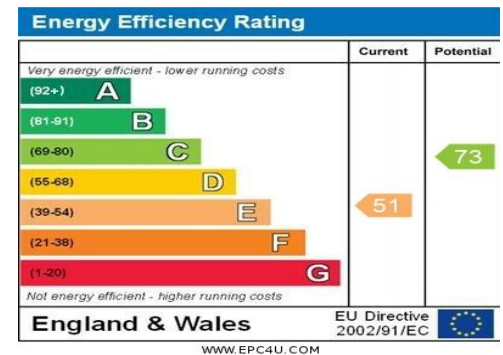
Ground Floor

First Floor

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.

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