



Vanessa Way, Bexley



Harpers & Co

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Bexley

3 BEDROOM SEMI-DETACHED | CUL-DE-SAC, JOYDENS WOOD LOCATION | DA5 POSTCODE | OFF ROAD PARKING | DETACHED GARAGE TO REAR | PERFECT BLANK CANVAS | SIZEABLE FAMILY BATHROOM | IDEAL FAMILY HOME | MANICURED REAR GARDEN |

Well loved, 3 bedroom semi-detached family home, in a quiet cul-de-sac location in the sought after Joydens Wood area. A perfect blank canvas!

Harpers & Co is delighted to offer this extended 3 bedroom semi detached property in the sought after Joydens Wood, located in a cul-de-sac position.

Immediately upon entering this happy home it is evident that it has been loved and kept to a high standard by the current owners. Comprising of an ample hallway, open plan lounge leading to rear reception/ dining room, open plan kitchen, through French doors to a good sized attractive garden.

The first floor comprises 3 good sized bedrooms and a family bathroom with ample storage. To the rear of the property is a detached garage and a wonderfully manicured garden.

This house is a credit to the current owners and been kept to a high standard and will appeal to first time buyers seeking a tranquil and sunny location. Call today for a viewing

Entrance Porch 2' 7" x 5' 3" (0.8m x 1.6m)

Leaded light hardwood front door, fully carpeted, one wall light.

Entrance Hallway

Skirting, coving, fully carpeted throughout, one radiator with TRV valve, multiple plug points throughout, chandelier to ceiling, wall mounted light, thermostat mounted to wall.

Kitchen 13' 1" x 8' 6" (4m x 2.6m)

Marble effect vinyl covering, wall and floor mounted white shaker style units, marble effect worktop, 4 ring gas hob (whirlpool), double electric oven (indesit), all appliances untested, integrated extractor, spotlights to ceiling, integrated fridge freezer, multiple plug points



throughout, ceramic basin with left hand drainer and chrome mixer taps, large UPVC window with Venetian blind, multiple plug points throughout, integrated dishwasher (whirlpool), integrated washing machine (hotpoint), opaque glass side door with side access to garage.

Dining Room 9' 10" x 17' 9" (3m x 5.4m)

Fully carpeted throughout, skirting, coving, 2x pendant light to ceiling, multiple plug points throughout, large hard wood french door with attractive rear garden views, large radiator with ornate cover, double glazed window to side elevation, wall mounted lights.

Reception 24' 7" x 9' 10" (7.5m x 3m)

Fully carpeted throughout, skirting, coving, multiple plug points throughout, aerial socket, BT socket, large bay window double glazed leaded light with attractive front garden views, pendant light to ceiling, radiator with TRV valve, attractive gas fireplace feature, 2 pendant light to ceiling.

First Floor Landing 8' 2" x 8' 2" (2.5m x 2.5m)

Fully carpeted throughout, oak banisters, chandelier pendant to ceiling, smoke alarm, loft hatch.

Master Bedroom 10' 10" x 12' 10" (3.3m x 3.9m)

Fully carpeted throughout, skirting, coving, radiator with TRV valve, inbuilt beach effect wardrobe with front mirrors, inbuilt storage unit, inside cabinets, double glazed leaded light windows with attractive front garden views, curtain rail, multiple plug points throughout.

Bedroom 2 11' 6" x 10' 2" (3.5m x 3.1m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, double glazed window with attractive rear garden views, one radiator with TRV valve, multiple plug points throughout.

Bedroom 3 7' 3" x 7' 10" (2.2m x 2.4m)

Fully carpeted throughout, skirting, coving, pendant light to ceiling, radiator, inbuilt shelves and wardrobe, multiple plug points throughout, double glazed leaded light windows with attractive front garden views.

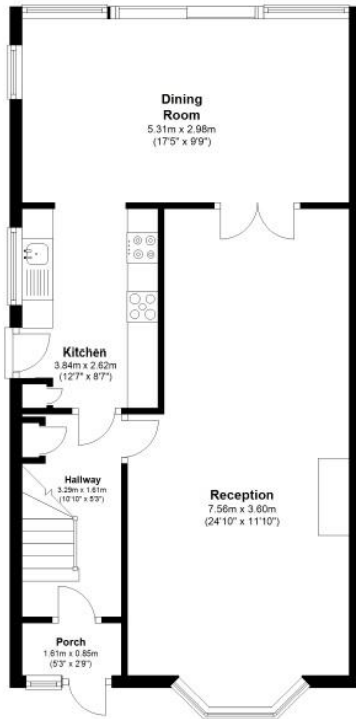
Family Bathroom 8' 6" x 7' 10" (2.6m x 2.4m)

Karndean flooring gloss marble effect flooring, inbuilt bespoke vanity unit for basin and chrome mixer taps, low level WC with push rod waste, wall mounted inbuilt mirror, spotlights to ceiling, two double glazed UPVC opaque glass, double corner shower unit with glass surround, chrome fixtures and fittings, heated towel rails, extractor fan, Aqualisa shower, white panelled bath.



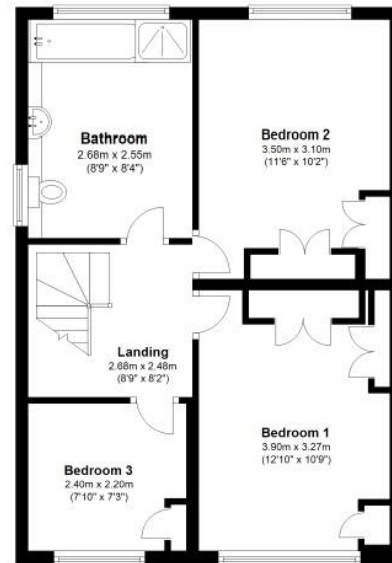
Ground Floor

Approx. 59.8 sq. metres (643.6 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

While every attempt has been made to ensure the accuracy of the floor plan measurements of doors, windows & rooms / all measurements are approximate and no responsibility can be taken by omission or mis statement the assessor or company Urban Inventories & Property Services. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. This service, system & appliances have not been tested and no guarantee to their operability or efficiency can be given. Urban Inventories & Property Services 2018

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