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Independent Estate Agents



Peaceful Living...
Eden Close, Bexley

Offers in the Region of £825,000
FREEHOLD

Wisdom Estates are proud to welcome to the market this beautifully presented, 5 Bedroom Extended Semi-Detached Family Home. Located on a quiet residential close, only moments away from Joyden's Wood, this large and spacious property has it all to offer for the growing family - Open-Plan Lounge/Diner, Large Bedrooms, En-Suite, Utility Rooms, Dressing Room, Driveway, Garden, the list is endless. Call Today to Avoid Disappointment on this once in a lifetime opportunity. EPC Rating 64D

FEATURES INCLUDE:

- ☑ **5 Bedroom Extended Semi-Detached**
- ☑ **1.5 Miles to Bexley Station**
- ☑ **Modern & Spacious**
- ☑ **Secluded Rear Garden**
- ☑ **0.1 Miles to Joydens Wood**
- ☑ **Large Driveway**

REF: 11457

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ENTRANCE HALL 15' 3" x 6' (4.65m x 1.83m) As you step through the double-glazed feature front door and into this warm and welcoming Entrance Hall, you are certain to be left with a lasting impression of this beautiful family-home. Comprising of LVT flooring laid throughout, a wall-mounted radiator, as well as stairs leading up to the first floor landing (with under-storage).

KITCHEN / DINER 19' 1" x 12' 2" (5.82m x 3.71m) The Kitchen / Diner is fully equipped to meet your families daily needs, and is filled with bountiful natural light provided via the large double-glazed window and patio doors to rear. Benefiting from an array of matching wall and base units, a sink and drainer, a breakfast bar, an undercounter fridge, as well as an integrated dish-washer, oven, and 5 ring gas hob. LVT flooring has been laid throughout, and there is ample space for table and chairs.

UTILITY ROOM 10' 6" x 5' 8" (3.2m x 1.73m) Leading directly off of the Kitchen / Diner, this handy utility room ensures the laundry is out of sight. Comprising of a double-glazed patio door to side, plumbing and space for utilities, as well as LVT Flooring.

LOUNGE / DINER 30' x 11' 0" (9.14m x 3.35m) The impressively proportioned dual-aspect Lounge / Diner is filled with natural light provided via the large double-glazed bay window to front, and double-glazed patio doors to rear. It is the perfect space in which to gather as a family and unwind, and further benefits from two wall-mounted radiators, a feature fireplace, and a sumptuous fitted carpet.

DOWNSTAIRS CLOAKROOM 7' x 2' 6" (2.13m x 0.76m) The handy downstairs cloakroom encompasses a double-glazed window to front, a low-level W/C, a hand-wash basin, an electric wall-heater, and part-tiled walls.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, and stairs leading to the top-floor landing.

BEDROOM TWO 15' 7" x 10' 6" (4.75m x 3.2m) Bedroom Two is a great sized double and benefits from a large double-glazed window to front, a wall-mounted radiator, a fitted carpet, and access into the adjoining Dressing Room.

DRESSING ROOM 12' x 7' (3.66m x 2.13m) The Dressing Room offers an abundance of storage solutions for clothes, and comprises a double-glazed window to front, a wall-mounted radiator, and solid-wood flooring.

BEDROOM THREE 15' 8" x 9' 8" (4.78m x 2.95m) Bedroom Three is another great size double and boasts a large double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM FOUR 13' 5" x 10' (4.09m x 3.05m) Bedroom Four comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

BEDROOM FIVE 12' 2" x 7' 4" (3.71m x 2.24m) Bedroom Five comprises a double-glazed window to rear, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 10' 8" x 6' (3.25m x 1.83m) The Family Bathroom is modern and stylish and encompasses a 4 piece suite comprising of; a low-level W/C, a hand-wash basin, a corner bath, and a large fully-tiled walk-in shower. Fully-tiled walls and flooring allow for easy cleaning.

TOP-FLOOR LANDING The Top Floor Landing comprises a double-glazed window to rear, and a fitted carpet.

The accommodation further comprises:

TOP-FLOOR LANDING The Top Floor Landing comprises a double-glazed window to rear, and a fitted carpet.

MASTER BEDROOM 18' 3" x 14' 0" (5.56m x 4.27m) Located on the top-floor the sizeable Master Bedroom has it all to offer! Benefiting from three double-glazed windows to rear, a wall-mounted radiator, a fitted carpet, and direct access to the en-suite & utility space.

UTILITY SPACE 7' 5" x 6' (2.26m x 1.83m) Boasting a double-glazed 'Velux' window to rear, wood-laminate flooring, as well as plumbing, this space offers versatility and could be utilised to suit your families needs.

EN-SUITE 9' 3" x 7' 0" (2.82m x 2.13m) The en-suite compliments the Master Bedroom and comprises of a double-glazed 'Velux' window to rear, a heated towel-rail, a low level w/c, a hand-wash basin, and a bath with wall-shower and screen.

GARDEN The Landscaped Rear Garden provides the perfect outside space in which to entertain guests, or relax with family. Benefiting from a large patio seating area, a decked seating area, a two tier lawn (bordered by flowerbeds), gated side access, as well as a brick-built garden shed measuring 20' x 7'.

DRIVEWAY The large block-paved driveway to front provides ample off street parking, gated side access to the garden, and direct access into the garage.

GARAGE 9' 3" x 8' 4" (2.82m x 2.54m) The Garage provides great storage and is accessible via the 'Up & Over' door from the Driveway.



Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

