

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Welcome Home...**  
**Marley Avenue, Bexleyheath**

**Offers in the Region of £450,000**  
**FREEHOLD**

Wisdom Estates are proud to welcome to the market this lovingly maintained, and well-presented 2 Bedroom Semi-Detached Bungalow. Set within the highly sought-after vicinity of Bexleyheath, and boasting spacious living accommodation throughout, this property further benefits from its excellent location with a variety of train stations, schools, and local amenities all easily accessible. Enquire today to avoid disappointment. EPC Rating 67 D

**FEATURES INCLUDE:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> <b>2 Double-Bedroom Bungalow</b>        | <input checked="" type="checkbox"/> <b>Large Rear Garden</b>             |
| <input checked="" type="checkbox"/> <b>1.2 Miles to Bexleyheath Station</b> | <input checked="" type="checkbox"/> <b>Spacious Living Accommodation</b> |
| <input checked="" type="checkbox"/> <b>1.2 Miles to Abbey Wood Station</b>  | <input checked="" type="checkbox"/> <b>EPC Rating 67 D</b>               |

REF: 11477

**0208 090 5959**  
**www.Wisdom-Estates.co.uk**

## **The accommodation comprises:**

**FRONT GARDEN** The Front-Garden provides an abundance of kerb-appeal and has been landscaped with gravel areas, bushes, and a path leading to the porch.

**PORCH** The Porch comprises a double-glazed front door with accompanying double-glazed windows, and provides the ideal space to take off your shoes before entering.

**ENTRANCE HALL** Stepping through the feature double-glazed front door and into this welcoming Entrance Hall you are certain to be impressed with the space and potential this home has to offer. Benefiting from multiple storage cupboards, a wall-mounted radiator (with decorative cover), alongside durable wood-laminate flooring laid throughout.

**KITCHEN 10' 11" x 6' 11" (3.33m x 2.11m)** The Kitchen has been intelligently designed to maximise on the use of space. Boasting a large double-glazed window to rear, a double-glazed window to side, an array of matching wall and base units (with worktops over), a sink and drainer, a wall-mounted radiator, as well as ample space and plumbing for appliances & utilities.

**DINING ROOM 11' 11" x 11' 11" (3.63m x 3.63m)** Benefiting from a wall-mounted radiator, wood-laminate flooring, a large double-glazed window to side, and a double-glazed patio door to rear, the Dining Room is both bright and spacious.

**LOUNGE 22' 7" x 10' 11" (6.88m x 3.33m)** The Lounge offers the perfect space in which to sit back, relax and unwind of an evening. Double-glazed patio doors to rear provide an abundance of natural light, and a delightful view into the garden, whilst a wall-mounted radiator, feature fireplace, and a fitted carpet ensure warmth and comfort.

**BEDROOM ONE 12' x 10' 10" (3.66m x 3.3m)** The Master Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes, and wood-laminate flooring.

**BEDROOM TWO 11' 11" x 10' 11" (3.63m x 3.33m)** Bedroom Two is another great sized double and comprises a large double-glazed window to front, a wall-mounted radiator, built-in wardrobes and storage, alongside wood-laminate flooring.

**SEPERATE W/C** A bonus feature of this property is the convenient separate W/C.

**BATHROOM 12' 2" x 4' 10" (3.71m x 1.47m)** The Bathroom is of a sleek and modern design and encompasses a double-glazed window to side, a heated towel rail, a wall-mounted radiator, alongside a 3 piece suite to include; a low-level W/C, a hand wash basin, and a shower unit. Part-tiled walls, and tile effect flooring allow for effortless upkeep.

**GARDEN** One of the many highlights of this property is the picturesque rear Garden. Comprising of a large patio seating area, a well-kept lawn, a sheltered pagoda, a variety of flowerbeds and mature shrub borders, alongside gated side access, a garden shed, and a secluded potting area to rear.

### **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.



