

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Why Live Any Where Else?**  
**Summerhouse Drive, Bexley**

**Offers in Excess of £650,000**  
**FREEHOLD**

Chain Free! Wisdom Estates are proud to welcome to the market this beautifully presented, 3/4 Bedroom Extended Semi-Detached Family Home. Located a stone's throw from the local shops and amenities, as well as Joyden's Wood entrance, this large and spacious property has it all to offer for the growing family - Open-Plan Kitchen/Lounge/Diner, Large Bedrooms, Modern Bathrooms, Jack & Jill En-Suite, Utility Rooms, Driveway, huge Garden, the list is endless. Call Today to Avoid Disappointment on this once in a lifetime opportunity.  
EPC Rating 73 C

**FEATURES INCLUDE:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>3/4 Bedroom Family-Home</b>   | <input checked="" type="checkbox"/> <b>Large Driveway</b>         |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>                | <input checked="" type="checkbox"/> <b>Open-Plan &amp; Modern</b> |
| <input checked="" type="checkbox"/> <b>0.1 Miles to Joydens Wood</b> | <input checked="" type="checkbox"/> <b>200ft Rear Garden</b>      |

REF: 11486

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

## **The accommodation comprises:**

**ENTRANCE HALL 12' 5" x 3' (3.78m x 0.91m)** Stepping through the feature double-glazed front door, and into this welcome family-home you are certain to be impressed with the high-quality finish, and spacious living accommodation found throughout. Comprising of durable and stylish wood-laminate flooring, a 'welcome' inset matt, and a wall-mounted radiator.

**BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m)** The large and accommodating Bedroom Two has it all to offer. Bountiful natural light floods through from the double-glazed bay window to front, whilst warmth, comforts and practicality are ensured by the sumptuous fitted carpet, a wall-mounted radiator, and access into the 'Jack & Jill' ground-floor bathroom.

**EN-SUITE / JACK & JILL BATHROOM 9' x 5' 6" (2.74m x 1.68m)** This modern and stylish en-suite Bathroom benefits from it's 'Jack & Jill entrances' (via the bedroom / dining area), a double-glazed frosted window to side, a heated towel rail, alongside a bathroom suite comprising; a his & hers hand wash basin, a low-level w/c, and a bath with wall shower and screen (mains fed). Fully-tiled walls and flooring ensure effortless upkeep.

**BEDROOM THREE 11' 10" x 10' (3.61m x 3.05m)** Carrying on the theme of space and comfort found throughout, Bedroom Three boasts a large double-glazed window to front, a wall-mounted radiator, and durable wood-laminate flooring.

**KITCHEN / LOUNGE / DINER 25' x 23' 3" (7.62m x 7.09m)** Measuring an impressive 25' x 23'3" at it's maximum points, and at the heart of this home is the well-designed, spacious and accommodating Kitchen / Lounge / Diner.

The room itself benefits from bountiful natural light throughout, which is provided by the double-glazed bi-fold doors, and two double-glazed windows to rear, as well as a feature Sky Lantern above the Kitchen area. Three wall-mounted radiators, and durable wood-laminate flooring provide the warmth and comforts, whilst the Kitchen area benefits from an array of matching wall and base units, a breakfast bar, and a variety of integrated appliances to include; composite sink and drainer unit, 5 ring gas hob with overhead extractor, oven, microwave oven (with warming draw), fridge, freezer, and a dish-washer.

**UTILITY 8' 11" x 5' 1" (2.72m x 1.55m)** The Utility Room is a real bonus to this family-home and ensures all your coats, laundry and washing are out of sight. Boasting a double-glazed window to side, a base unit with sink and drainer, ample built-in storage, a wall-mounted radiator, as well as plumbing and space for various utilities.

**FIRST FLOOR LANDING** The First Floor Landing comprises a fitted carpet and provides access to Bedroom 1 & 4, as well as the family-bathroom.

**MASTER BEDROOM 17' 11" x 12' (5.46m x 3.66m)** The Master Bedroom is bright, spacious and certain to impress. Benefiting from a double-glazed window to rear, a further double-glazed Velux window to front, two-wall mounted radiators, eaves storage, and a sumptuous fitted carpet laid throughout.

**BEDROOM FOUR / HOME OFFICE 12' x 6' 8" (3.66m x 2.03m)** Boasting a double-glazed window to front, a wall-mounted radiator, eaves storage, and a fitted carpet, Bedroom Four / Home Office offers the versatility to suit your families needs.

**FAMILY BATHROOM 12' x 7' 10" (3.66m x 2.39m)** The Family Bathroom is of sleek and modern design and encompasses a double-glazed frosted window to rear, a heated towel rail, and a 4 piece suite to include; a w/c, a hand-wash basin, a large mains fed walk-in shower with handheld unit, and a bath. The finishing touches are provided by the fully-tiled walls, and flooring.

## **The accommodation further comprises:**

**GARDEN 200'** The Garden is huge and certain to be a family-favourite providing an outside space to enjoy all year round. A raised decked area is perfect for outdoor dining, whilst the majority of the garden is laid to lawn, with a shingled seating area, and all bordered by a variety of mature shrubs and bushes.

A large brick-built outhouse is ideal for additional storage, or to be converted into a more useable home-office, gym or art studio.

**DRIVEWAY** The large driveway to front provides ample Off Street Parking, as well as secure gated side access to the rear.

## **ADDITIONAL INFORMATION**

Joyden's Wood is an urban village located between Bexley and Wilmington, with a tranquil woodland managed by the Woodland Trust at its heart. The woodland spans an impressive 333 acres and is home to a variety of trees, plants, wooden sculptures and remains, dating back to Roman times.

The Joyden's Wood Residents Community Association holds regular social and sporting activities at its village hall, conference room and lounge including karate, table tennis, badminton, bowls, fitness, dance, art class and a pre-school club.

Joyden's Wood also boasts a freeholder's association providing live entertainment and bar to its members 0.6 miles from the property.

Furthermore, Joyden's Wood has a selection of popular primary schools and provides convenient access to both Wilmington Grammar schools and is within easy reach of railway transport into London.

### **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



