

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Spacious Family-Home...
Barnehurst Avenue, Bexleyheath

Offers in the Region of £850,000
FREEHOLD

Chain-Free! Wisdom Estates are delighted to welcome to the market this HUGE 4 Bedroom Detached Family-Home! Boasting large living accommodation throughout with its 2 Spacious Reception Rooms, 3 Family Bathrooms, and a large open-plan Kitchen/Diner, the real highlight of this property is the secluded rear garden! Located under a mile's radius to all nearby shops, amenities and transport links, this property is the ideal family-home to grow in. EPC Rating TBC

FEATURES INCLUDE:

- ☑ **4 Bedroom Detached Family-Home**
- ☑ **0.5 Miles to Fairford Academy**
- ☑ **Chain-Free**
- ☑ **Large Private Rear Garden**
- ☑ **0.4 Miles to Barnehurst Station**
- ☑ **Short-Walk to Local Shops**

REF: 11426

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The accommodation comprises:

DRIVEWAY The in and out Driveway provides ample off street parking, gated side access to the rear garden, alongside an electric roll door to the garage, and a further electric roll door to the bin-storage.

PORCH 7' 6" x 3' 6" (2.29m x 1.07m) The Porch is accessed via a double-glazed feature front door, and further comprises a feature glazed window to side, and durable wood-laminate flooring.

ENTRANCE HALL 15' 2" x 6' (4.62m x 1.83m) Stepping into the Entrance Hall, this family-home is certain to leave a lasting impression with the space and potential it offers throughout. Benefiting from a wall-mounted radiator, wood-laminate flooring, stairs to the first floor landing, with large under-stair storage.

FRONT ROOM 14' 5" x 13' 1" (4.39m x 3.99m) The Family Room is bright, spacious, and ready to make your own. Boasting a large double-glazed bay window to front, a wall-mounted radiator, wood-laminate flooring, and a gas feature fireplace.

LOUNGE 20' x 12' 5" (6.1m x 3.78m) The sizeable Lounge is the ideal space in which to sit back, relax, and unwind of an evening. Large double-glazed sliding patio doors to rear provide an abundance of natural light, and access to the garden, whilst two wall-mounted radiators, a fitted carpet, and a gas feature fireplace provide the warmth and comforts.

KITCHEN / DINER 16' x 14' 2" (4.88m x 4.32m) The Kitchen / Diner has it all to offer and is ready to accommodate your families daily needs. Comprising of two double-glazed patio doors to rear, a double-glazed window to rear, an array of matching wall and base units, a sink and drainer, and a range of integrated appliances to include; a dishwasher, a washing machine, fridge/freezer, an electric oven & grill, alongside a 4 ring gas hob. Wood-laminate flooring and part-tiled walls ensure effortless upkeep.

DOWNSTAIRS BATHROOM 11' 3" x 8' 6" (3.43m x 2.59m) The Brand-New Downstairs Bathroom ensures convenience for guests. Encompassing a low-level W/C, a hand-wash basin, a walk-in shower unit, a heated towel rail, alongside fully-tiled flooring.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, loft-hatch access, and a large storage cupboard.

MASTER BEDROOM 14' 3" x 12' 3" (4.34m x 3.73m) The Master Bedroom boasts a large double-glazed bay window to front, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM TWO 13' x 12' 3" (3.96m x 3.73m) Bedroom Two is another great sized double and comprises a large double-glazed window to rear, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

BEDROOM THREE 16' 5" x 8' 5" (5m x 2.57m) Bedroom Three continues on the theme of space and comfort found through this family home. Boasting a large double-glazed window to front, a wall-mounted radiator, a fitted carpet, and built-in wardrobes.

The accommodation further comprises:

BEDROOM FOUR 7' 4" x 7' (2.24m x 2.13m) Bedroom Four comprises a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM ONE 9' x 7' (2.74m x 2.13m) The First Family-Bathroom is sleek and stylish with a more modern design. Benefiting from a double-glazed window to rear, a heated towel rail, a low-level W/C, a hand-wash basin, and a built in shower. Fully-tiled walls alongside fully-tiled flooring provide the finishing touches.

FAMILY BATHROOM TWO 8' 5" x 7' 8" (2.57m x 2.34m) The Second Family Bathroom is more traditional. Encompassing a double-glazed window to rear, a hand-wash basin, a low-level W/C, a wall-mounted radiator, and a feature freestanding 'Clawfoot Bath'. Wood-laminate flooring, and fully-tiled walls allow for easy cleaning.

GARDEN The Secluded Rear Garden is huge and certain to be a family favourite! A large patio seating area welcomes you out from the Kitchen / Diner & Lounge, whilst a large well-kept lawn bordered by a variety of mature shrubs and bushes provides an abundance of greenery. There is gated side access to the front driveway, as well as access to the garage through the potting shed.

POTTING ROOM 8' x 6' 2" (2.44m x 1.88m) The Potting Room is a delightful bonus for the keen gardener.

GARAGE 26' 6" x 8' (8.08m x 2.44m) The sizeable garage has two distinct areas. The ground-level which comprises an electric roller door, concrete hard-floor, as well as power and light, and the top-Level accessible via a ladder which duplicates the storage space measuring itself 26'8 x 8'

BIN STORAGE 8' 6" x 2' (2.59m x 0.61m) An electric roller door conceals the bin-storage area, and ensures a tidy front 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

