

Your Wisest Move

# WISDOM ESTATES

Independent Estate Agents



**Easy Living...**

**King Harolds Way, Bexleyheath**

**Guide Price £425,000 - £450,000**

**FREEHOLD**

Chain-Free and available for the first in over 50 years, Wisdom Estates are proud to present this 2 Bedroom Semi-Detached Bungalow. Situated within a prime location of Bexleyheath, close to local shops transport links, & amenities, the property does require updating & modernisation throughout, but with an abundance of potential to extend, and a large rear garden, this is an opportunity not to be missed. EPC Rating 47 E

**FEATURES INCLUDE:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>2 Bedroom Semi-Detached Bungalow</b>    | <input checked="" type="checkbox"/> <b>Driveway &amp; Garage</b> |
| <input checked="" type="checkbox"/> <b>Chain-Free</b>                          | <input checked="" type="checkbox"/> <b>Private Rear Garden</b>   |
| <input checked="" type="checkbox"/> <b>Easy Access to Bexleyheath Broadway</b> | <input checked="" type="checkbox"/> <b>Huge Potential</b>        |

REF: 11519

**0208 090 5959**  
**[www.Wisdom-Estates.co.uk](http://www.Wisdom-Estates.co.uk)**

## **The accommodation comprises:**

**PORCH** The Porch area welcomes you in and comprises a double-glazed door, and a fitted carpet.

**ENTRANCE HALL 17' x 3' 5" (5.18m x 1.04m)** The Entrance Hall is spacious and starts to portray the potential of this property. Boasting a double-glazed door, a fitted carpet, a wall-mounted radiator, an airing cupboard, and loft-hatch access.

**LOUNGE / DINER 24' x 9' 7" (7.32m x 2.92m)** The Lounge / Diner is bright and airy due to the large double-glazed bay window to front, and a further double-glazed window to side. Further benefiting from two wall-mounted radiators, a fitted carpet, and a feature gas fire.

**KITCHEN 14' 5" x 8' 5" (4.39m x 2.57m)** The Kitchen space has been intelligently designed to maximise on the use of space. A natural flow of light is ensured by the two double-glazed windows to side, and a double-glazed window to rear, whilst practicality is provided by a range of matching wall and base units, a sink and drainer, as well as ample space and plumbing for appliances. Wood-laminate flooring alongside part-tiled walls allow for easy cleaning.

**MASTER BEDROOM 16' x 10' (4.88m x 3.05m)** The Master Bedroom boasts a large double-glazed window to front, a wall-mounted radiator, a fitted carpet, and built-in wardrobes and storage solutions.

**BEDROOM TWO 18' x 9' (5.49m x 2.74m)** Bedroom Two is another great sized double and comprises a double-glazed sliding patio door to rear, a further double-glazed window to side, a wall-mounted radiator, and a fitted carpet.

**BATHROOM 7' x 6' 5" (2.13m x 1.96m)** The Bathroom encompasses a double-glazed window to rear, a heated towel rail, and a three piece suite to include; a W/C, a hand-wash basin, and shower unit. Fully-tiled walls and flooring allow for effortless upkeep.

**GARDEN** The Rear Garden compliments this property and provides an outside space to enjoy all year round. Having been mostly laid to lawn and bordered by a variety of mature shrubs and bushes, there is a large patio seating area, as well as gated side access to the driveway & garage.

**GARAGE 22' x 7' 6" (6.71m x 2.29m)** The Garage is accessible via the shared side access and provides additional storage, or an ideal work-shop complete with power.

### **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



