

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Once in a Lifetime...
Joydens Wood Road, Bexley

Guide Price £650,000 - £675,000
FREEHOLD

Chain-Free & Available for the first time in over 50 Years, Wisdom Estates are proud to welcome to the market this unique and very spacious 3 Double Bedroom Detached Family-Home. Boasting three large reception rooms, a utility room, a large wrap-around garden, a garage, and located only 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. Call Today to Avoid Disappointment on this once in a lifetime opportunity.
EPC Rating 72 C

FEATURES INCLUDE:

- | | |
|---|--|
| ☒ 3 Double-Bedroom Family-Home | ☒ Driveway & Garage |
| ☒ Chain-Free | ☒ Private Rear Garden |
| ☒ 0.2 Miles to Joydens Wood | ☒ 3 Large Reception Rooms |

REF: 11533

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The accommodation comprises:

DRIVEWAY & FRONT GARDEN The Driveway provides off street parking, gated side access to the rear garden, driveable access into the Garage, alongside a well-kept lawn which provides an abundance of kerb-appeal.

PORCH 6' 7" x 5' 3" (2.01m x 1.6m) The welcoming Porch is accessed via a double-glazed feature front door, and has been fully-tiled making it the ideal space in which to hang your coats, and store your shoes.

ENTRANCE HALL 12' x 10' (3.66m x 3.05m) The Welcoming Entrance Hall offers an Open-Plan space which flows naturally into the property and is certain to impress. Comprising of two storage cupboards, a wall-mounted radiator, stairs to the first floor landing, and easy to clean wood-laminate flooring.

FRONT ROOM 16' 5" x 11' 8" (5m x 3.56m) Boasting a large double-glazed window to front, a double-glazed window to rear, a wall-mounted radiator, and wood-laminate flooring, the Front Room is bright, spacious, and provides ample space to make your own.

FAMILY ROOM 14' 9" x 14' (4.5m x 4.27m) Located to the rear of the property and overlooking the peaceful Garden, this Family-Room is the perfect retreat to sit back, relax and unwind. Benefiting from double-glazed sliding patio doors to rear, a double-glazed window to side, and durable wood-laminate flooring.

KITCHEN 14' 2" x 10' (4.32m x 3.05m) The Kitchen has been intelligently designed to maximise on the use of space. Comprising a double-glazed window to side, an array of matching wall and base units, a sink and drainer, plumbing and space for appliances, as well as an integrated electric oven / grill, and worktop hob.

DINING ROOM 12' 8" x 10' 8" (3.86m x 3.25m) The Dining Room leads naturally off of the Kitchen making it a sociable and relaxing space. Encompassing a wall-mounted radiator, Parquet flooring, a double-glazed window to rear which provides natural light, and double-glazed patio doors to side lead out to the secluded side garden.

UTILITY ROOM 8' 7" x 7' 8" (2.62m x 2.34m) A fantastic bonus to any home is a Utility Room. Comprising of a double-glazed patio door and window to rear, a wall-mounted radiator, plumbing and space for utilities, a storage cupboard, alongside fully-tiled flooring.

DOWNSTAIRS WETROOM 5' x 5' (1.52m x 1.52m) The Downstairs Wet-Room provides ground-floor amenities and is fully-equipped with shower, heated towel rail, and fully-tiled flooring.

DOWNSTAIRS W/C 5' 9" x 4' (1.75m x 1.22m) The Downstairs Cloakroom is another added bonus and comprises a W/C, a hand-wash basin, a wall-mounted radiator, and fully-tiled walls.

GARAGE 15' 9" x 14' 11" (4.8m x 4.55m) The sizeable garage provides ample space for car storage, or a home workshop. An electric up and over door provides access to the front driveway.

FIRST FLOOR LANDING The First Floor Landing comprises a fitted carpet, and large storage cupboard (4'6 x 4') with further eaves storage.

MASTER BEDROOM 16' x 12' 7" (4.88m x 3.84m) This Huge Master Bedroom is flooded with bountiful natural light due to the large double-glazed window to front, and further comprises a wall-mounted radiator.

BEDROOM TWO 20' 7" x 14' 7" (6.27m x 4.44m) Bedroom Two is another Huge Double and benefits from a double-glazed window to side, a double-glazed sliding door to rear, and two wall-mounted radiators.

BEDROOM THREE 'L' SHAPED 19' 7" x 13' (5.97m x 3.96m) Bedroom Three is 'L' Shaped and measures 19'7 x 13' at it's maximum points. Boasting a double-glazed window to rear, a double-glazed window to side, two wall-mounted radiators, built in storage, a fitted carpet, and direct access into the 'Jack & Jill' Bathroom.

JACK AND JILL BATHROOM 11' 0" x 6' 6" (3.35m x 1.98m) The 'Jack and Jill' Bathroom is accessible via the First Floor Landing or Bedroom Three. Benefiting from a double-glazed window to rear, a wall-mounted radiator, and a 4 piece suite to include; a W/C, a hand wash basin, a bath, and a bidet.

GARDEN The Rear Garden is certain to be a family favourite and provides ample space to enjoy all year round. The patio seating area wraps around the property, whilst steps lead down to a well-kept lawn, bordered by a variety of mature shrubs and bushes providing privacy.

GARDEN OUTBUILDING 16' x 7' (4.88m x 2.13m) The Garden Outbuilding offers a great space to be utilised for a hobby, work-station, or a home-gym. Comprising of a double-glazed door for access, a double-glazed window to rear and side, fully-tiled flooring, as well as both power and light.

SIDE GARDEN This peaceful patio side Garden is accessed directly from the Dining Room and provides a tranquil seating area to relax and watch the world go by.

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

