

Your Wisest Move

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Independent Estate Agents



A Home to Grow...
Eden Road, Bexley

Offers in the Region of £550,000
FREEHOLD

Chain-Free! Eagerly anticipated and welcomed to the market for the first time since being built, is this spacious 4 Bedroom Extended Semi-Detached Family Home. Located on a quiet residential road, only moments away from Joyden's Wood entrance, this large and spacious property has it all to offer for the growing family - Open-Plan Lounge/Diner, Large Bedrooms, Driveway, Garden, the list is endless. Call Today to Avoid Disappointment on this once in a lifetime opportunity. EPC Rating 63 D

FEATURES INCLUDE:

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| ☒ 4 Bedroom Extended Family-Home | ☒ 0.1 Miles to Bus Links going to Bexley Station (1.5 miles away) |
| ☒ Chain-Free | ☒ Garage & Driveway |
| ☒ 0.1 Miles to Joydens Wood | ☒ Large Rear Garden |

REF: 11487

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DRIVE The Front Garden offers the Kerb Appeal, whilst the Driveway ensures off street parking, gated side access to the rear garden, alongside direct access into the garage.

PORCH 5' x 5' (1.52m x 1.52m) The Porch welcomes you in via a double-glazed door and provides the ideal space to hang your coats, and store your shoes.

ENTRANCE HALL 14' 8" x 6' (4.47m x 1.83m) The Entrance Hall is warm and welcoming, comprising a wall-mounted radiator, a fitted carpet, as well as stairs to the first floor landing (with under-stair storage).

LOUNGE / DINER 28' 5" x 11' (8.66m x 3.34m) The Open-Plan Lounge / Diner is bright and spacious. Dual-aspect lighting is provided by the large double-glazed window to front, and double-glazed patio doors leading to the sun-room, whilst two wall-mounted radiators, and a fitted carpet provide the warmth and comforts.

SUN-ROOM 17' x 10' (5.18m x 3.05m) The Sun-Room is the ideal space in which to sit back, relax and watch the world go by. Benefiting from glazed windows and doors to both side and rear (which give views and access to the garden), a wall-mounted radiator, and fitted carpet.

KITCHEN 13' 0" x 8' (3.96m x 2.44m) The Kitchen area comprises a double-glazed window to rear, an array of matching wall and base units, a large larder, a sink and drainer unit, alongside ample space and plumbing for appliances. Part-tiled walls, alongside wood-laminate flooring allow for effortless upkeep.

DOWNSTAIRS CLOAKROOM 5' x 2' 5" (1.52m x 0.74m) The Downstairs Cloakroom is an added bonus and benefits from a double-glazed window to front, a low-level W/C, a hand-wash basin, and a wall-mounted radiator.

FIRST FLOOR LANDING The First Floor landing comprises a fitted carpet, and loft-hatch access.

MASTER BEDROOM 22' x 10' 5" (6.71m x 3.18m) The sizeable Master Bedroom is filled with an abundance of natural light due to the dual aspect feature of a double-glazed window to front, and a double-glazed window to rear. Further comprising two wall-mounted radiators, alongside a fitted carpet.

BEDROOM TWO 15' 2" x 10' (4.62m x 3.05m) Bedroom Two is another great size double and encompasses a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

BEDROOM THREE 12' 8" x 9' 5" (3.86m x 2.87m) Comprising a double-glazed window to rear, a wall-mounted radiator, a hand-wash basin, and a fitted carpet, Bedroom Three continues the theme of space and comfort found throughout this family-home.

BEDROOM FOUR 11' x 7' (3.35m x 2.13m) The Fourth Bedroom boasts a double-glazed window to front, a wall-mounted radiator, and a fitted carpet.

FAMILY BATHROOM 22' 11" x 7' 6" (7m x 2.29m) The Family Bathroom encompasses a double-glazed window to rear, a wall-mounted radiator, and a five piece suite to include; a W/C, a hand-wash basin, a bidet, a shower unit, and a bath.

GARDEN The Rear Garden is peaceful and provides an outside space for the whole family to enjoy. Having been mostly laid to lawn (bordered by a variety of mature shrubs and bushes), further benefits include a patio seating area, and access to the garage.

GARAGE 19' x 7' 7" (5.79m x 2.31m) The Garage has power and light and is accessible via the front driveway, or the rear garden.



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. Please note that all measurements are approximate.

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