



9, Bean Road, Bexleyheath DA6 8HW
Guide Price £1,000,000 - £1,100,000

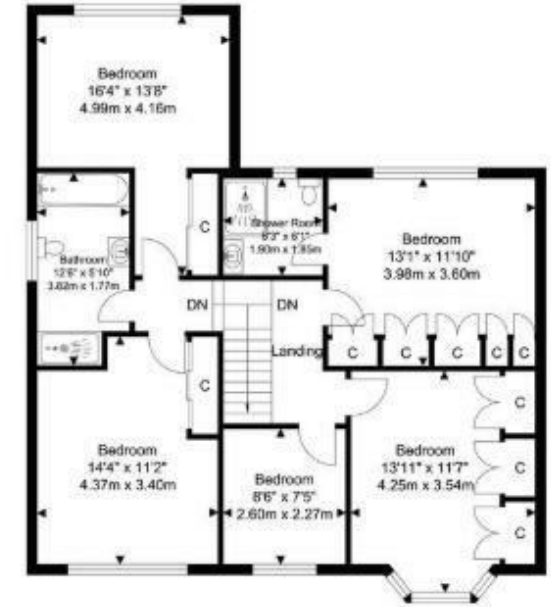


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Park Estates are delighted to present this impressive five bedroom detached residence, enviably positioned on one of Bexleyheath's most desirable roads. Ideally located just a short walk from Danson Park, a selection of well regarded schools, local shops, Bexleyheath Station and excellent transport links, this property offers the perfect blend of convenience and family living. Designed with modern lifestyles in mind, the home provides generous and versatile accommodation comprising an entrance porch, welcoming entrance hall, ground floor WC, a spacious reception room, and a stunning open plan fitted kitchen/diner flowing seamlessly into a bright family room overlooking the rear garden. To the first floor, a central landing leads to a contemporary family bathroom and five well proportioned bedrooms, with the master benefitting from its own en suite shower room. Externally, the property boasts a large driveway providing ample off street parking, along with a beautiful, secluded rear garden offering an excellent space for relaxation and entertaining. Additional features include a garage, double glazing, gas central heating, external wall insulation, air conditioning, electric garage door and fitted shutter blinds.



Ground Floor
Approximate Floor Area
1143.77 SQ.FT.
(106.26 SQ.M.)



First Floor
Approximate Floor Area
888.56 SQ.FT.
(82.55 SQ.M.)

TOTAL APPROX FLOOR AREA 2032.33 SQ. FT / 188.81 SQ. M
For Identification Purposes Only.



Local Authority: Bexley
Council Tax Band: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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