



Hurst Road, Bexley



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# Hurst Road

## Bexley

- THREE BEDROOM SEMI DETACHED HOUSE IN BEXLEY
- EXCELLENT LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN
- TWO DOUBLE BEDROOMS & ONE SINGLE
- BATHROOM WITH SEPARATE WC
- OVER 100' REAR GARDEN
- GARAGE & SHARED DRIVEWAY
- EXCELLENT CATCHMENT FOR SCHOOLS
- CLOSE TO BEXLEY VILLAGE & STATION

*CHAIN FREE 3 bed semi detached home*

### Property Summary

#### Three-Bedroom Semi-Detached House with Huge Potential

Situated in an excellent location on Hurst Road, Bexley, this three-bedroom semi-detached house offers huge potential for improvement and (STPP). Requiring modernisation throughout, it presents an exciting opportunity for buyers looking to create their ideal family home.

The ground floor comprises two reception rooms, a conservatory and a kitchen. Upstairs, there are two double bedrooms, a single bedroom, a family bathroom and a separate WC. To the rear, the property boasts a generous garden extending over 100 feet, with mature trees and shrubs, along with a garage and shared driveway.

Ideally located for well-regarded local schools and the charming Bexley Village, the property is within easy reach of Bexley Station, independent coffee shops, florists, restaurants and other local amenities.

An excellent opportunity and CHAIN FREE.



## Accommodation

### Driveway

Blacked paved shared driveway for several vehicles, access to garage, shrub borders.

### Entrance hall

Door to front, coved ceiling, pendant light to ceiling, carpet.

### Lounge

10' 7" x 10' 6" (3.23m x 3.19m)

Double glazed leaded light window to front, coved ceiling, skirting, carpet, pendant light to ceiling, radiator, multiple power points, door to kitchen, stairs to first floor.

### Kitchen

13' 6" x 6' 11" (4.12m x 2.12m)

Double glazed window to rear and door to garden, coved ceiling, pendant light to ceiling, tiled walls and flooring, built in electric oven and grill, electric hob, dishwasher, plumbed for washing machine, space for fridge, sink unit with drainer, multiple power points, large cupboard.

### Reception room

18' 1" x 10' 8" (5.50m x 3.24m)

Double glazed leaded light window to front and patio doors to conservatory, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points, brick built fireplace (untested).

### Conservatory

16' 5" x 8' 3" (5.00m x 2.51m)

Windows to ceiling and sides, wall light, tiled flooring, door to rear garden.

### First Floor Landing

Carpeted, double glazed frosted window, coved ceiling, pendant light to ceiling, radiator.

### Bedroom 1

12' 0" x 10' 6" (3.67m x 3.19m)

Double glazed leaded light window to front, coved ceiling, skirting, two pendant lights to ceiling, carpet, radiator, multiple power points, storage cupboard.

### Bedroom 2

12' 4" x 10' 10" (3.77m x 3.30m)

Double glazed leaded light window to front, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points, storage cupboard.



**Bedroom 3** 8' 0" x 7' 11" (2.44m x 2.42m)

Double glazed window to rear, coved ceiling, skirting, pendant light to ceiling, carpet, radiator, multiple power points, storage cupboard.

**Bathroom** 5' 11" x 5' 5" (1.80m x 1.66m)

Frosted double glazed window to rear, tiled walls and flooring, pedestal wash hand basin, bath with shower attachment over, radiator.

**WC**

Frosted double glazed window to rear, tiled walls and flooring, WC, radiator.

**Garden** 108' 3" (33.00m)

Tiered garden, laid to lawn, access to garage, greenhouse, tree and shrub borders, two sheds.

**Garage** 15' 5" x 8' 6" (4.70m x 2.60m)

Up and over door, door to rear garden, power and light.

**Disclaimer**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.





EPC to follow

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