

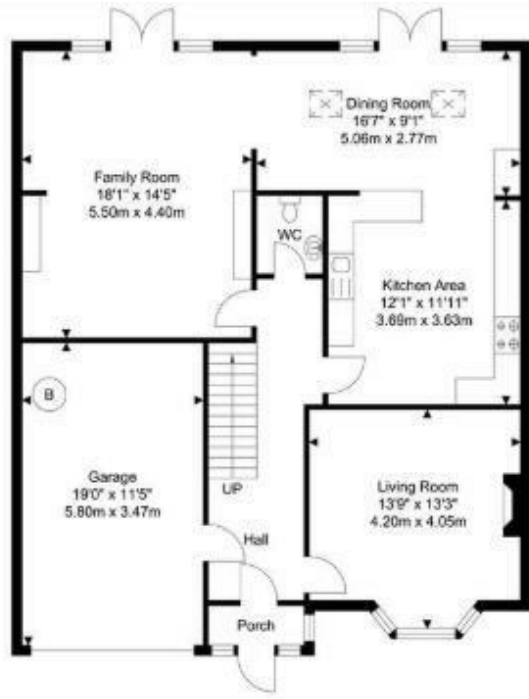


9, Bean Road, Bexleyheath DA6 8HW
Guide Price £1,000,000 - £1,100,000

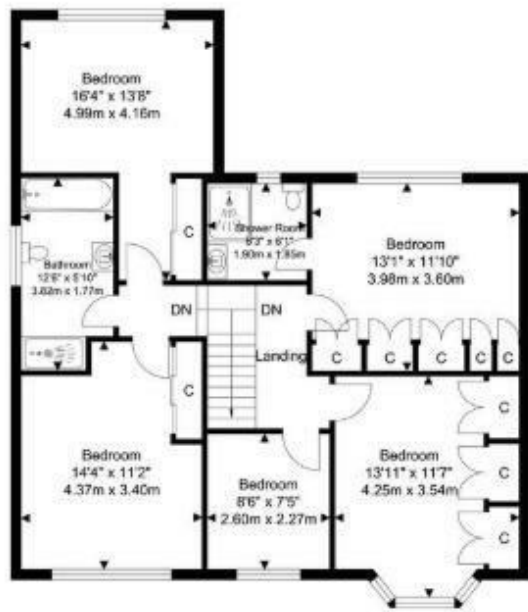


Guide Price: £1,000,000 - £1,100,000

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.)

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

01322 553322

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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.