



Abbotts Walk, Bexleyheath, DA7 5RJ

£415,000 Freehold

'Chain Free' two bedroom semi-detached bungalow in need of updating. The property offers good size accommodation comprising two bedrooms, bathroom, 20'2 x 12'7 lounge/diner, conservatory, kitchen, family bathroom and separate WC. Outside there is a detached garage accessed via a shared driveway, 150' mature rear garden and Mediterranean style front garden that could easily be converted to off street parking. Well located for all amenities including recreational facilities, local shops, schools and transport links it is understandable why this is such a sought-after residential road.

ENTRANCE HALL 14' x 3' (4.27m x 0.91m)

Opaque double glazed door to side leads into entrance hall with wall mounted electric heater, cloaks cupboard and loft access hatch.

LOUNGE/DINER 20'2 x 12'7 (6.15m x 3.84m)

Double glazed lead light window to front and double glazed sliding doors to rear leading to conservatory. Coving, wall mounted electric heater and electric feature fireplace.

CONSERVATORY 8' x 5'6 (2.44m x 1.68m)

Double glazed sliding doors to rear and tiled floor.

BEDROOM ONE 10'10 x 10'2 (3.30m x 3.10m)

Double glazed lead light window to front, wall mounted electric heater and range of fitted wardrobes.

BEDROOM TWO 11' x 9'4 (3.35m x 2.84m)

Double glazed lead light window to side, wall mounted electric heater and built in cupboard.

KITCHEN 11' x 7'2 (3.35m x 2.18m)

Double glazed window to side, larder and vinyl flooring. Range of wall and base units with work surfaces over and local tiling, double bowl stainless steel sink with mixer tap and drainer. Space and point for free standing gas cooker, space for tall fridge freezer and space with plumbing for washing machine.

INNER HALLWAY

Inner hallway with double glazed door to rear leading to porch.

FAMILY BATHROOM 8' x 4'10 (2.44m x 1.47m)



Opaque double glazed window to side, fully tiled walls and wall mounted electric heater. Panel bath with Triton electric shower over and screen, pedestal wash hand basin, chrome towel warmer and wall mounted mirrored bathroom cabinet.

CLOAKROOM

Opaque double glazed window to side, high level WC and fully tiled walls.

PORCH 5' x 3'6 (1.52m x 1.07m)

Double glazed porch with door to side leading to garden.

REAR GARDEN 150' approx (45.72m approx)



Side access gate, two patio areas with laid lawn areas and mature tree and shrub beds. Wooden storage shed.

DETACHED GARAGE 17'9 x 8'4 (5.41m x 2.54m)



Up and over door to front, window to rear and personal door to side. Power and light.

FRONTAGE



Mediterranean style frontage with path to front door and mature shrub beds.

TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 65sqm (Approx. 700sqft)

COUNCIL TAX BAND 'D'

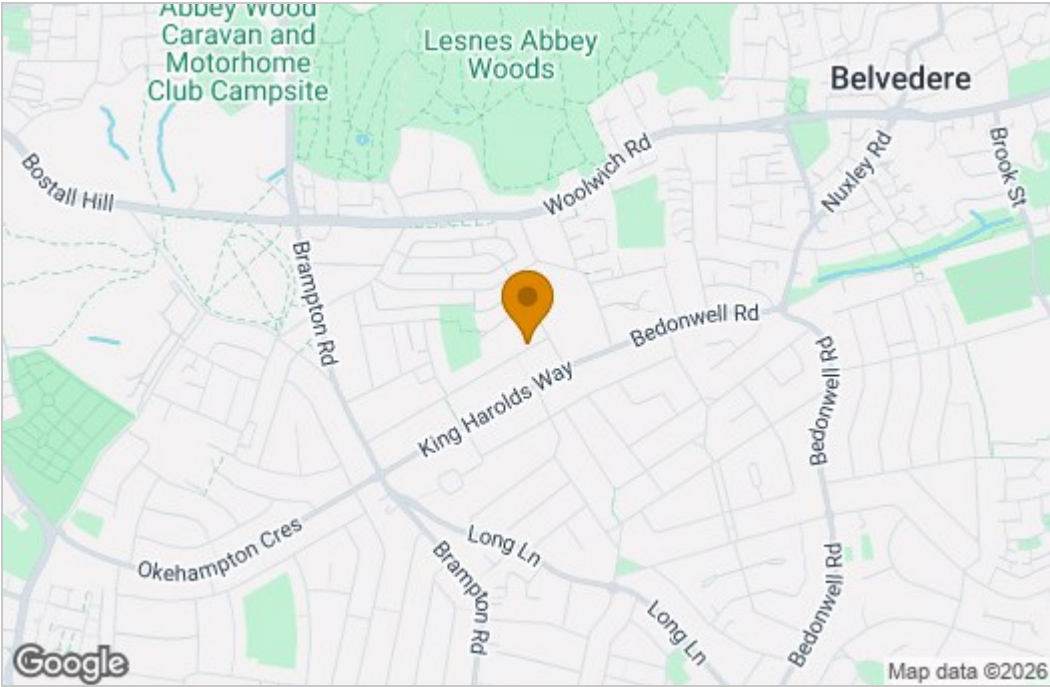
Floor Plan

GROUND FLOOR

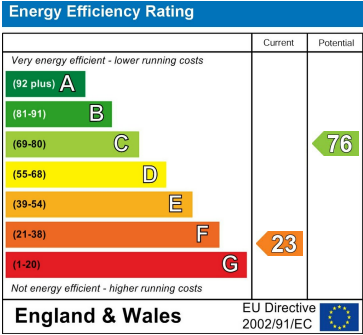


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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