



Hurstwood Avenue | Bexley, Kent, DA5 3PH



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£630,000 to £650,000 Freehold

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## Hurstwood Avenue, Bexley

Located on a sought-after road within walking distance to Albany Park train station, bus routes, schools, shops and green areas is this well-proportioned and immaculately presented 3 double bedroom semi-detached family home.

### Property Features

- Council Tax: E
- EPC Rating: E
- Ground Floor WC
- Utility Room
- Extended Kitchen
- Study
- Beautiful Private Garden
- Garage
- Off Street Parking
- Potential to Extend (STPP)
- Freshly Painted Throughout



## Interior

**Porch** Double glazed windows and doors to front.

**Hall** Double glazed door and window to front. Stairs to first floor. Under stairs storage. Radiator. Parquet flooring.

**Lounge** 7.67m x 3.45m (25'2" x 11'4") Double glazed bay window to front. Double glazed French doors to rear. Electric fireplace. Radiator x2. Parquet flooring.

**Kitchen** 4.98m x 2.62m (16'4" x 8'7") Double glazed window to side and rear. Door to utility room. Range of wall and base units with work surface over. Sink with rinsers and drainer. Double oven. Electric hob with extractor over. Integrated dishwasher. Vertical column radiator. Locally tiled walls and tiled floor. Underfloor heating.

**Utility Room** 3.1m x 2.8m (10'2" x 9'2") uPVC door with double glazed window to rear garden. Double glazed window to rear. Skylight. Wall and base units with work surface over. Plumbed for washing machine. Space for further appliances (tumble dryer, fridge, freezer). Access to garage. Tiled floor.

**Ground Floor Cloakroom** Double glazed frosted window to rear. Low level WC. Corner sink. Tiled floor.

**Landing** Feature stained glass window to one side. Further double glazed window to other side. Coved ceiling. Loft access. Carpet.

**Bedroom 1** 3.78m x 3.5m (12'5" x 11'6") Double glazed window to front. Coved ceiling. Built-in wardrobes. Radiator. Carpet.

**Bedroom 2** 3.86m x 3.5m (12'8" x 11'6") Double glazed window to rear. Coved ceiling. Built-in wardrobes. Radiator. Carpet.

**Bedroom 3** 2.67m x 2.36m (8'9" x 7'9") Double glazed window to front. Radiator. Carpet.

**Study** 2.51m x 1.55m (8'3" x 5'1") Double glazed window to side. Coved ceiling. Radiator. Carpet.

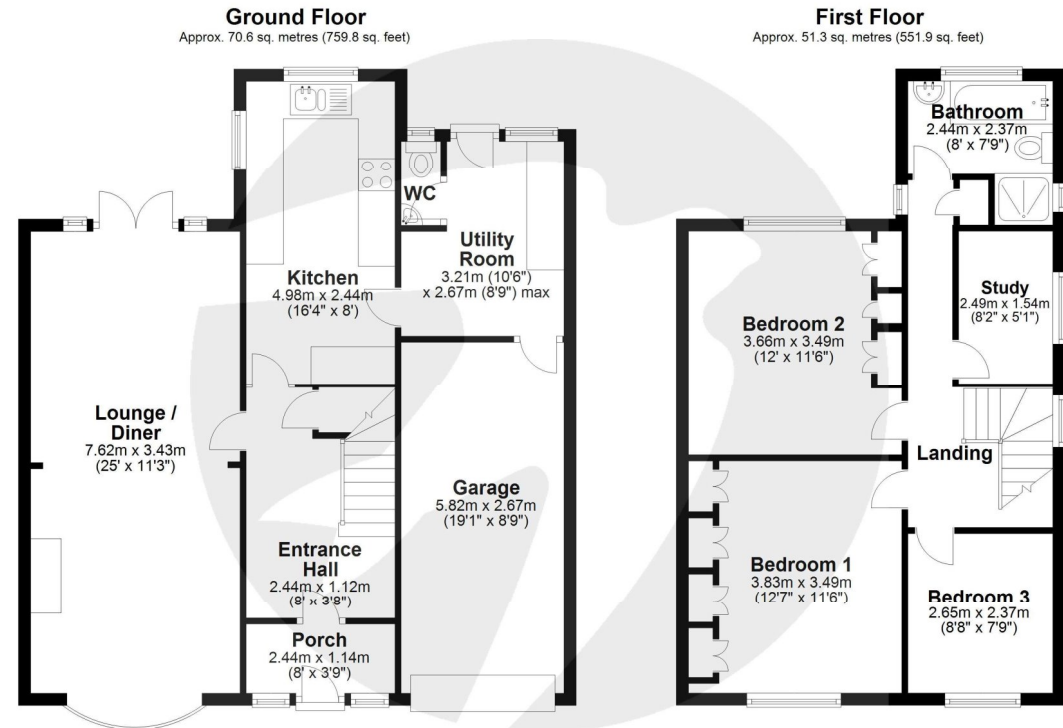
**Bathroom** 2.57m x 2.36m (8'5" x 7'9") Double glazed frosted window to rear and side. Panelled bath with shower attachment. Low level WC with hose attachment. Low level WC. Pedestal sink. Shower cubicle. Vertical column radiator. Tiled walls. Vinyl flooring.

## Exterior

**Front Garden** Block paved driveway. Lawned area. Hedge on right border.

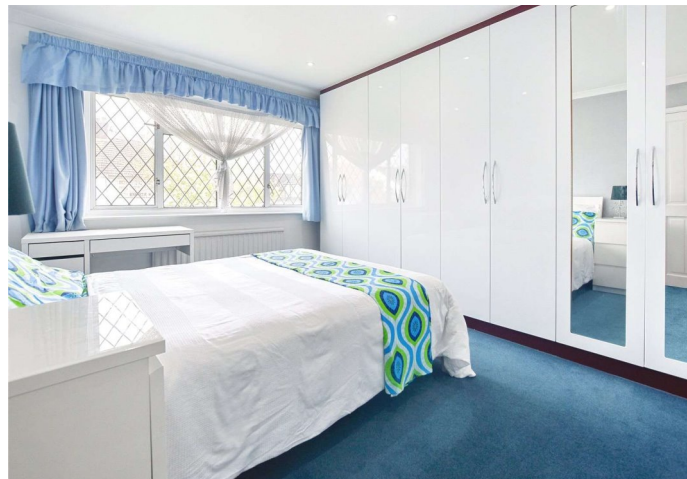
**Rear Garden** Beautiful mature and established garden benefitting from excellent privacy. Patio area. Lawned area. Mature plants, shrubs and trees. Rear access. Garden shed. Summerhouse.

**Garage** Single garage with electronically operated up and over door. Power and lighting.



Total area: approx. 121.9 sq. metres (1311.6 sq. feet)

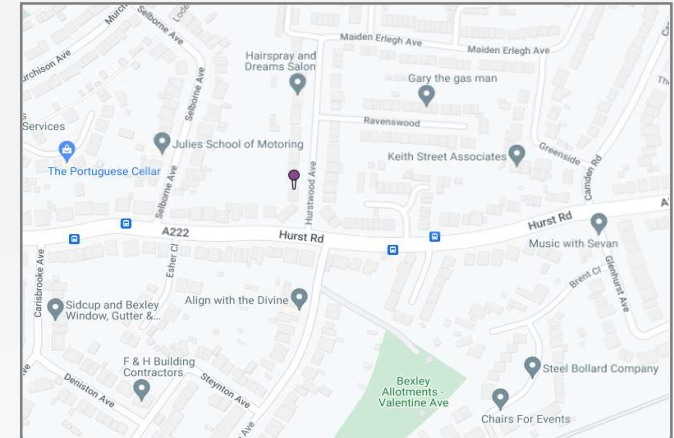
Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Hurstwood Avenue, Bexley, Kent, DA5 3PH



\*All distances from branch postcode. Train time from nearest station.

## Additional Information

Bexley Village is the heart of the local community and the pretty High Street has resisted turning into another cloned shopping destination. You'll find independent stores, family-run businesses, pubs, restaurants and the mainline train station.

Bexley is also home to two of the borough's grammars and some respected primary schools for families. Hall Place is Bexley Village's most notable attraction. This Grade 1 listed Tudor mansion hosts regular events, and has its own café and neighbouring restaurant.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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