



Selborne Avenue

Bexley | DA5 3LE



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Bexley, DA5 3LE

Guide Price £750,000

Freehold

Located on a sought-after road within walking distance to local schools, shops and Albany Park train station is this greatly extended and immaculately presented 2-3 double bedroom semi-detached bungalow.

Benefitting from a modern open-plan living arrangement, this family home is perfect for those looking for a spacious home lifestyle. With the added bonus of a luxury outdoor cooking station, log cabin and side courtyard garden, this home is sure to impress both inside, and out.

Benefitting from:

- 6m Full Width Rear Extension
- Vaulted Ceilings w/ Feature Timber Beams
- Modern Open Plan Layout
- Generously Sized Rooms Throughout
- Utility Room
- Ground Floor WC
- Large Log Cabin
- Garage/Shed
- Ample Off-Road Parking
- 172.9m (*not including outbuildings*)
- Fully Double Glazed
- Gas Central Heating
- Council Tax: E
- EPC Rating: TBC



Accommodation

Entrance Hall 5.49m (18') Double glazed window to front. Composite door to front. Cupboard housing metres. Storage cupboard. Radiator. Solid oak flooring.

Bedroom 1 5.08m (16'8") (into bay) x 3.66m (12') Double glazed bay window to front. Double glazed window to side. Radiator. Carpet.

Bedroom 2 3.66m x 2.74m (12' x 9') Double glazed window to front. Radiator. Solid oak flooring.

Bathroom 3.35m x 2.44m (11' x 8') Double glazed window to side. Large shower cubicle. Panelled bath with handheld shower attachment. Low flush WC. Vanity unit with basin. Mirrored wall cupboard. Anthracite heated towel rail. Tiled floor and locally tiled walls.

Utility Room 3.35m x 1.52m (11' x 5') Door to side. Vaillant combination boiler. Belfast sink. Solid wood worksurface. Plumbed for washing machine and tumble dryer.

Kitchen / Lounge / Dining Room 9.45m x 7.95m (31' x 26'1")

KITCHEN: Double glazed window to rear. Double glazed solar Velux window x2. Vaulted ceiling with feature timber beams. Range of wall and base units with solid wood worksurface over. Large kitchen island with breakfast bar. Ceramic sink with rinser and drainer. Integrated double ovens, microwave, wine fridge and electric hob with extractor over. Space for American style fridge-freezer. Solid oak flooring.

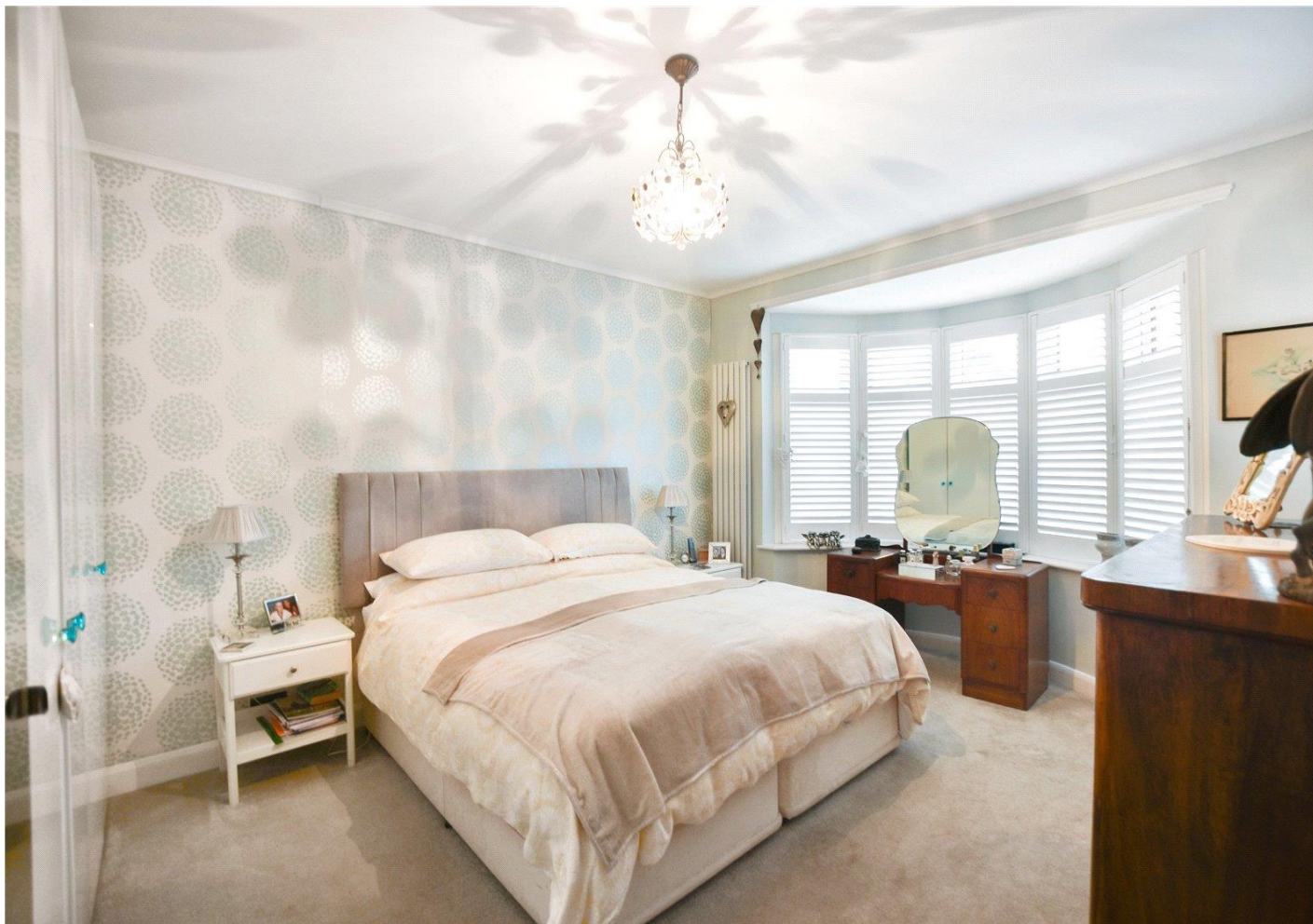
LOUNGE: Double glazed tri-folding doors to rear. Double glazed solar Velux window x2. Vaulted ceiling with feature timber beams. Feature wood burner with exposed flue. Solid oak flooring.

DINING AREA: Open to lounge. Stairs to converted loft space. Solid oak flooring.

Landing Storage cupboard.

Converted Loft / Bedroom 3 6.1m x 3.66m (20' x 12') Double glazed solar Velux window x2. Feature timber beams. Radiator. Carpet. Access to eaves.





Exterior

Garden 30.48m+ (100'+) Large patio area with steps down to large lawned area. Shingled area leading to side 'courtyard style' garden which leads to the rear of the garage/shed. Canopied outdoor cooking area including; range barbecue station, pizza oven, storage cupboards, granite work surfaces, stainless steel sink with mixer tap and integrated under-counter fridge. Variety of small trees and shrubs. Wild garden to rear with a variety of trees, shrubs and bushes. Greenhouse.

Log Cabin 4.57m x 4.57m (15' x 15') Double doors and window to front. Power and lighting.

Garage/Shed 4.11m x 2.67m (13'6" x 8'9") Open out door to front. Single door to rear. Power and lighting. Shelving.

Front Large shingled driveway providing parking for up to 4 vehicles.





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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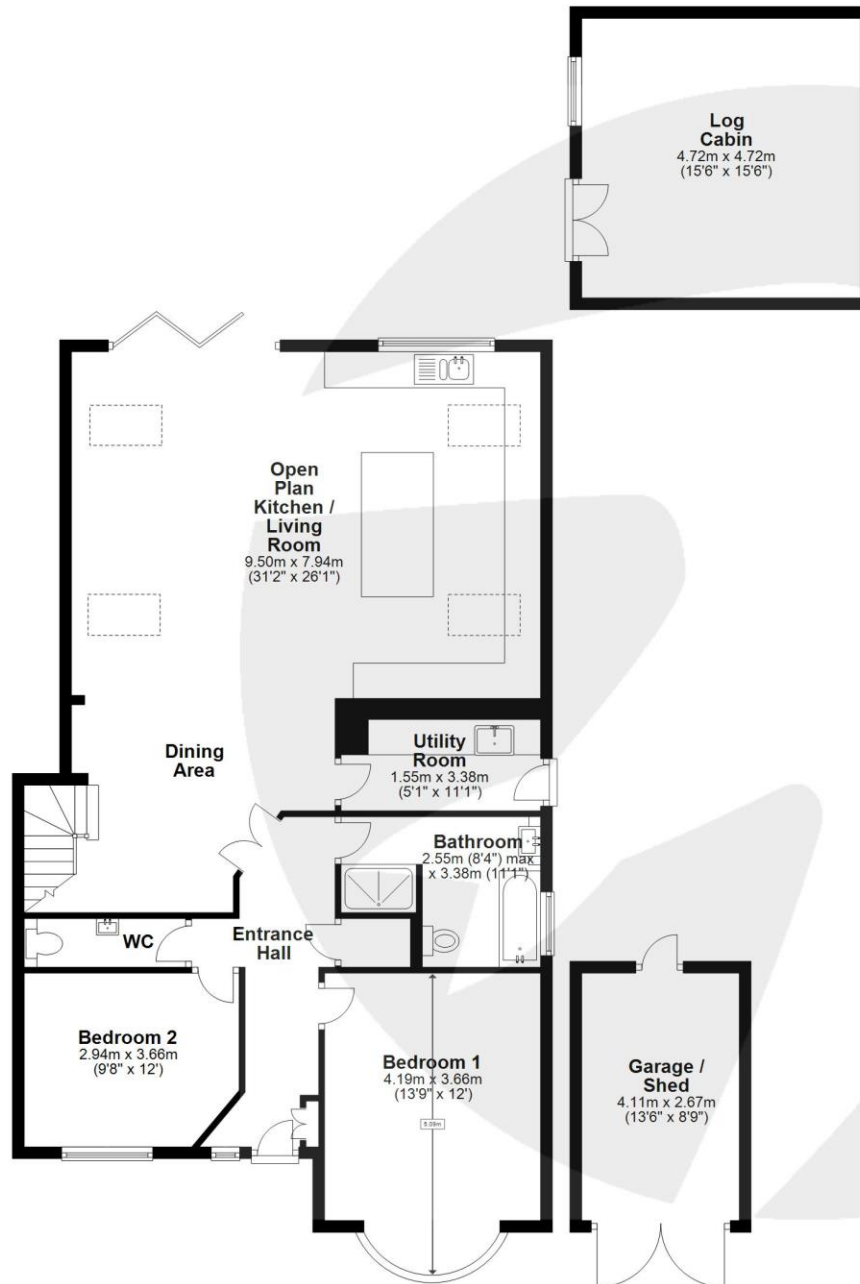
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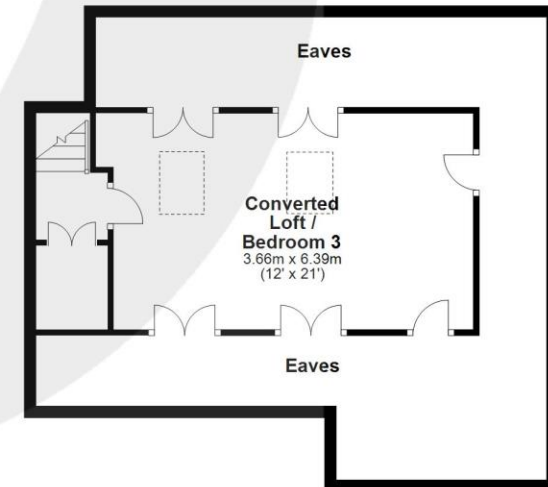
Ground Floor

Approx. 116.9 sq. metres (1258.6 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.0 sq. feet)



Total area: approx. 172.9 sq. metres (1861.6 sq. feet)

Floorplan produced by Robinson-Jackson. 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.

