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FOR SALE

Wood Close | Bexley, Kent, DA5 2HX

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Price From £450,000

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## Wood Close, Bexley

Located in a Cul-De-Sac that provides easy access to Joydens Wood Primary School and shops is this well presented 3 bedroom-semi-detached home that benefits from a southerly facing 98ft rear garden.

### Property Features

- Council Tax: E
- EPC Rating: D
- 24ft Through Lounge
- Modern Kitchen
- Modern Shower Room
- Off-Road Parking
- 98ft Garden
- Double Glazed & Gas Centrally Heated
- .



## Interior

**Entrance Porch** Double glazed window and door to front.

**Entrance Hall** Window and door to front. Stairs to 1st floor.  
Radiator. Wood laminate flooring.

**Through Lounge** 7.34m x 3.45m (24'1" x 11'4") Double glazed window to front. Double glazed windows and door to rear. radiators.  
Fireplace. Wood laminate flooring.

**Kitchen** 3.5m x 2.3m (11'6" x 7'7") Double glazed window and door to rear. Double glaze window to side. Range of high gloss white wall and base units. Locally tiled walls. Undercabinet lighting. Integrated fridge freezer. Integrated electric hob and oven with extractor fan over. Space for fridge freezer. Plumbed for washing machine. ceramic sink drainer with chrome mixer tap. Tiled floor.

**Landing** Double glazed window to side. Access to loft.

**Bedroom 1** 3.68m x 3.18m (12'1" x 10'5") Glazed window to front. Built-in wardrobes to one wall. Radiator.

**Bedroom 2** 3.5m x 2.9m (11'6" x 9'6") Double glazed window to rear. Radiator.

**Bedroom 3** 2.18m x 2.06m (7'2" x 6'9") Double glazed window to front. Radiator.

**Shower Room** Double glazed frosted window to rear. Built-in airing cupboard. Large walk-in shower with detachable handheld shower. Vanity sink unit with chrome mixer tap. Vinyl floor. Chrome heated towel rail.

**WC** Frosted window to side. Low-level WC.

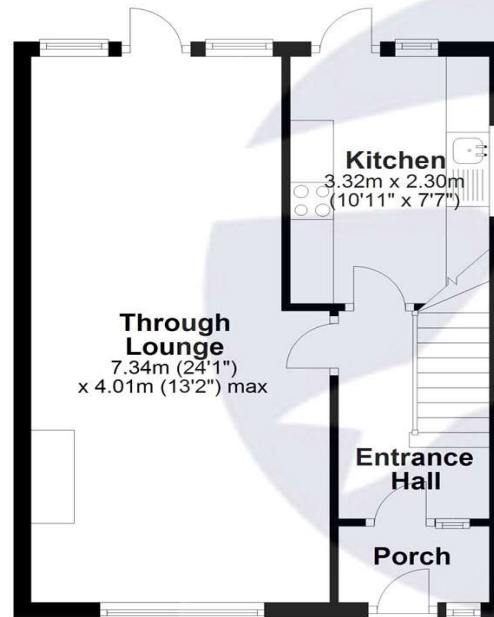
**Rear Garden** 29.87m (98') 98ft. Patio area. Stone path. Mainly laid to lawn. Fencing . Feature Composite deck area to the end of garden. Outside tap. Side gate access.

**Garage** Access to the side via a shared driveway.

**Front** Off-road parking to front. Share driveway providing access to the garage.

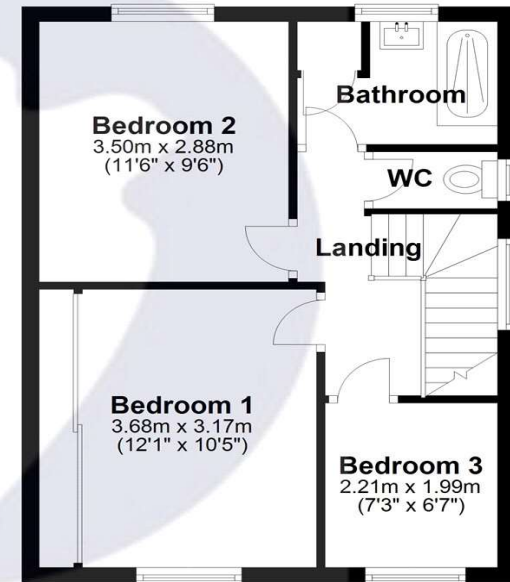
### Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 78.6 sq. metres (846.4 sq. feet)

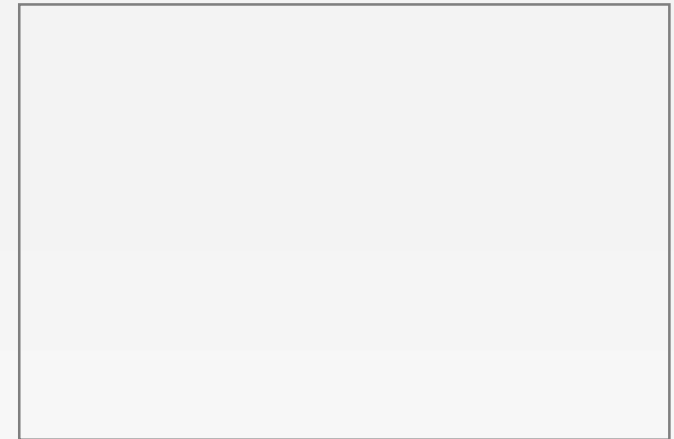
Please note that this is for illustration purposes only and should not be used as an exact representation of the property.  
All measurements are approximate.  
Plan produced using PlanUp.





## Property Location

Wood Close, Bexley, Kent, DA5 2HX



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

## Additional Information

Joydens Wood is an 'urban village' located between Bexley and Wilmington, with a tranquil woodland managed by the Woodland Trust at its heart. The woodland spans an impressive 333 acres, and is home to a variety of trees, plants, wooden sculptures and remains dating back to Roman times.

Furthermore, Joydens Wood has a selection of popular primary schools and provides convenient access to both Wilmington Grammar schools. Local family-run businesses include a post office, a newsagents, a dry cleaners, a launderette and a butchers.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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