



Weir Road

Bexley | Kent | DA5 1BJ



Weir Road

Bexley, Kent, DA5 1BJ

Guide Price £625,000

Freehold

Located in a sought-after and secure gated community in Bexley Village, is this immaculate and well-presented 3 double bedroom family home.

Within short walking distance to a variety of amenities including high street shops, restaurants and pubs in the village; as well as Bexley rail station.

This home is within the catchment of Old Bexley CoE Primary and the prestigious Bexley grammar schools: Beths, Townley, Chislehurst and Sidcup, and Bexley Grammar.

The current owners have undertaken works and upgrades to make this a comfortable family home with thoughtful use of the space. Viewing is highly recommended.

This private development was completed by Linden Homes in 2013 and has become a highly desirable location for many homeowners looking to enjoy the spoils of Bexley Village, with the added comfort and security being within a gated location.



Accommodation

Entrance Hall 6.32m x 2.18m (20'9" x 7'2") Double glazed composite front door. Double glazed window to front. Premium solid oak flooring. Spotlights. Understairs storage cupboard with built-in shelving. Radiator.

Kitchen and Breakfast Bar 4.4m x 2.54m (14'5" x 8'4") Tiled flooring. Part tiled walls and glass splash-back behind cooker. Range of white high gloss wall and base units. Spotlights. 'AEG' electric fan oven. 'Bosch' induction hob. Integral dishwasher, washing machine and fridge/ freezer. Stainless steel sink, mixer tap and filter tap. Quartz work surfaces. Under counter lighting. Double glazed window to front.

Ground Floor WC Tiled flooring. Radiator. Part tiled walls. Low level WC. Wash hand basin. Radiator. Spotlights. Extractor fan. There is also plumbing in place for a shower to be installed.

Reception 1 Premium solid oak wood flooring. Double glazed window and French doors to rear. Two double glazed Velux windows to rear. Spotlights and additional lighting to Velux section. Two radiators.

Landing Carpet.

Bedroom 2 5m x 3.53m (16'5" x 11'7") Two radiators. Two double glazed windows to rear. Floor to ceiling integrated sliding wardrobe system.

Bedroom 3 4.8m x 3.1m (15'9" x 10'2") Two double glazed windows to front. Two radiators. Floor to ceiling integrated double wardrobes x2 with central desk, pedestal and shelving.

Bathroom Fully tiled. Panelled bath with shower over and glass screen. Tall, heated towel rail. Low level WC. Wash hand basin. Spotlights. Extractor fan.

2nd Floor Landing Carpet. Storage. Water tank.

Principle Bedroom 4.95m x 4.37m (16'3" x 14'4") Double glazed window to front. Two radiators. Integrated built-in wardrobe and shelving units.

Ensuite Shower cubicle. Part tiled walls. Wall mounted wash hand basin. Low level WC. Heated towel rail. Spotlights. Extractor fan. Double glazed Velux window to rear. Built-in storage cupboard.





Exterior

Rear Garden Patio. Artificial grass. Cedar wood decking. Shed. Lighting. Outside tap. Built-in seating. Slatted panels. Side access to the garden. Shed. Outdoor tap. Electrical outlets.

Parking Two allocated parking spaces in front of property.

Benefitting from:

- Generous and modern three double bedroom home
- Reception room with upgraded solid oak flooring and LED spotlights; through to hallway
- Wraparound fitted kitchen / breakfast room, finished with quartz worktops and upgraded appliances
- Ground floor WC
- Family bathroom
- Ensuite to principal bedroom
- Gas central heating and double glazing to all windows and external doors
- Entry phone system for gate access
- Secluded rear garden occupying largest plot in the development, with rear access and summerhouse with shed
- Two secure allocated parking spaces
- Council Tax: F
- EPC Rating: B

Service Charge £750 approx. per year.





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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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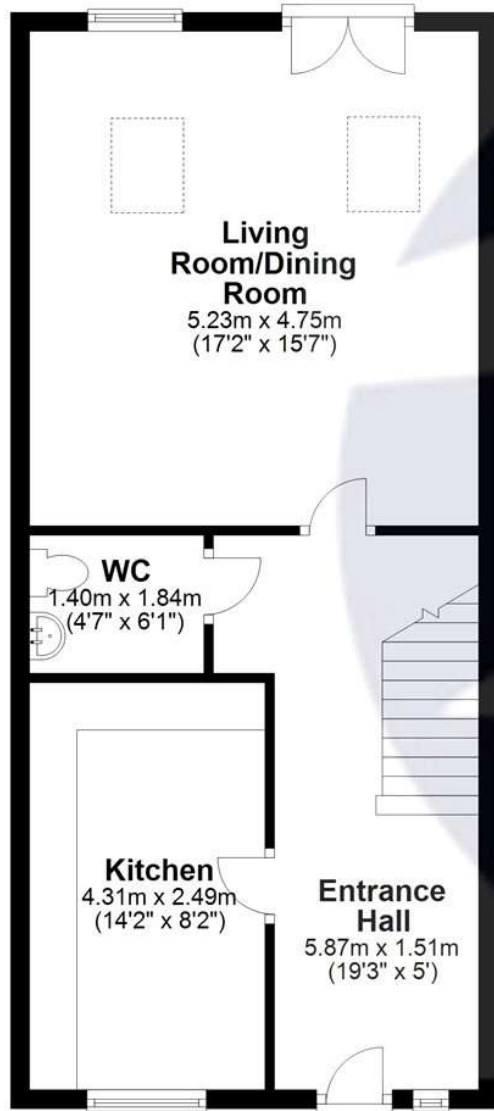
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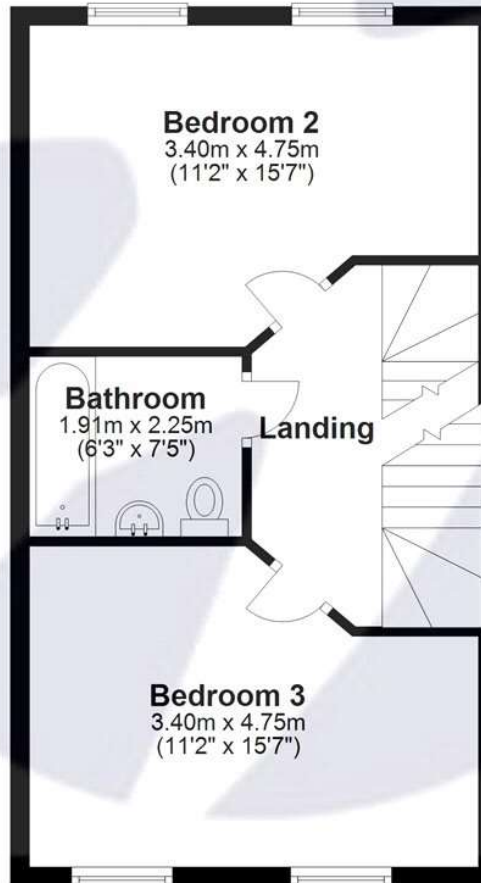
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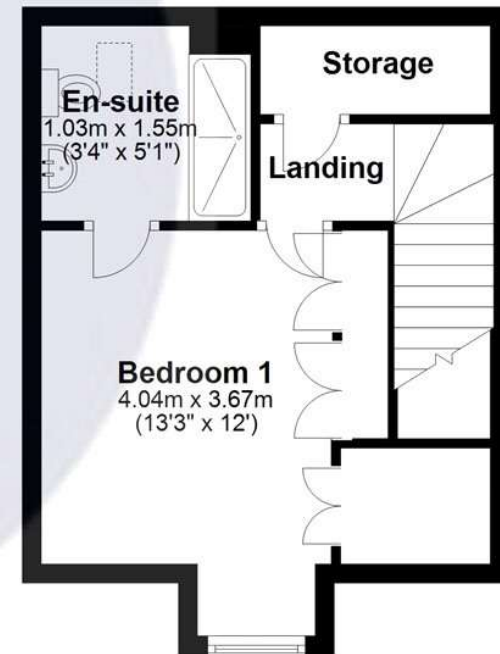
Ground Floor



First Floor



Second Floor



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.

