



# Rochester Drive

Bexley | DA5 1QA



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Bexley, DA5 1QA

Guide Price £650,000-£675,000

Freehold

Located on a generously sized corner plot is this substantial 4 bedroom, greatly extended, semi-detached family home that is positioned conveniently to provide ease of access to a selection of desirable primary and secondary schools.

Benefitting from:

- 3 Generously sized reception rooms.
- Integral double garage
- Ground floor WC
- Spacious kitchen
- En-suite to master bedroom
- Generous size rear garden
- Council Tax: E
- EPC Rating: D



## Accommodation

**Entrance Hall** Double glazed frosted window and door to front. Stairs to first floor with feature oak banisters. Access to integral garage.

**Ground Floor WC** Double glazed frosted window to front. Low level WC. Pedestal wash hand basin. Tiled walls. Tiled flooring.

**Reception Room 1** Double glazed window to front. Two radiators. Feature fireplace.

**Reception Room 2** Double glazed sliding doors to rear. Feature exposed brick wall. Radiator.

**Reception Room 3** Double glazed window and door to rear. Doors to reception 2. Tiled floor. Radiator.

**Kitchen** Double glazed windows and door to rear. Range of wall and base units. Integrated gas hob with extractor hood over. Locally tiled walls. Space for fridge freezer. Integrated electric oven and grill. Space for American style fridge freezer. Space for wine chiller. Integrated dishwasher. Tiled floor.

**Landing** Access to loft. Oak stair banisters.

**Bedroom 1** Double glazed windows to front and side aspects. Built-in chest of drawers. Ceiling fan light. Built-in wardrobes. Wood laminate flooring. Access to ensuite dressing room, leading to ensuite shower room.

**Dressing Area/ Study Area** Built-in storage cupboard. Dresser with drawers. Wood Laminate flooring. Built in wardrobe.

**En-Suite Shower Room** Double glazed frosted window to rear. Sink with chrome mixer tap with built-in storage cupboards under. Wall cabinets and feature mirror. Fully enclosed touch flush WC. Fully tiled walls and floor. Radiator. Walk-in shower cubicle with mains fed overhead, shower and detachable handheld shower.

**Bedroom 2** Double glazed window to front. Range of built-in wardrobes. Built-in dresser with storage cupboards over. Radiator.





**Bedroom 3** Double glazed window to rear. Built-in wardrobes. Radiator.

**Bedroom 4** Double glazed window to front. Radiator.

**Family Bathroom** Double glazed frosted window to rear. Fully tiled walls. Vanity sink unit with chrome mixer tap. Touch flush WC. Tiled walls and floor. Panelled bath with mains fed Aqualisa detachable handheld shower.

## Exterior

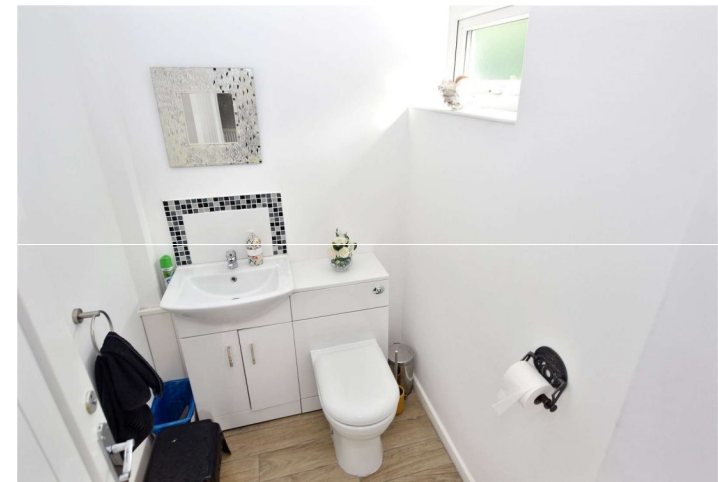
**Front** Block paved to provide ample off road parking. Access to Garage. EVC (Electric Vehicle Charging)

**Rear Garden** 18.3m x 13.72m (60' x 45') Feature retaining "Gabion Wall Basket" steps up to main garden. Mainly laid to lawn. Variety of shrubs and a well-maintained tree. Secure gated side access.

**Summerhouse** 4.57m x 3.05m (15' x 10') Period style detached Summerhouse with power and light.

**Garage** 5.4m x 5.2m (17'9" x 17'1") Electric roller shutter door. Power and light.





## 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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**ROBINSON-JACKSON**

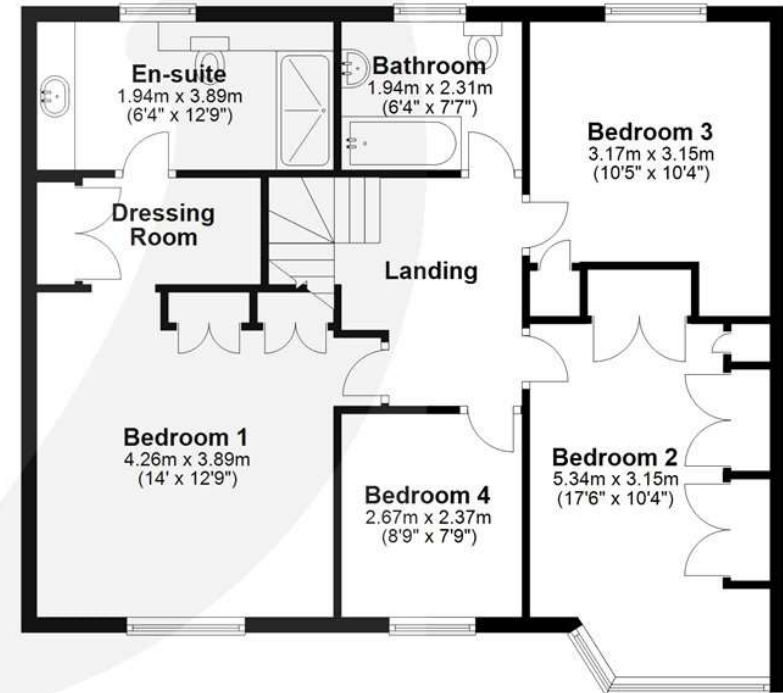
### Ground Floor

Approx. 144.3 sq. metres (1552.7 sq. feet)



### First Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



Total area: approx. 220.8 sq. metres (2377.1 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.

