



Blackfen Road | Blackfen, Kent, DA15 9NT

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Guide Price £425,000 - £450,000

Freehold

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## Blackfen Road, Blackfen

This deceptively spacious dormer bungalow is a hidden gem in the heart of Blackfen, offering a unique and sizable living experience. Situated within close proximity to the vibrant 'Oval area,' residents have easy access to an array of shops, restaurants, and bars. Boasting three double bedrooms, an open-plan living area, and an en-suite toilet in the master bedroom, this property provides ample space for comfortable living. Furthermore, its ideal location ensures convenience in accessing prestigious schools, local shops, and major transportation links.

The property is complete with a generous side garage and ample front parking, capable of accommodating multiple vehicles.

- Council Tax: D
- EPC Rating: E



**Porch** 1.65m x 1.02m (5'5" x 3'4") Double glazed entrance door to front.

**Entrance Hall** 4.01m x 1.22m (13'2" x 4') Double glazed door to front, carpet, radiator, open plan to lounge / diner.

**Lounge/Diner** 6.27m x 3.58m (20'7" x 11'9") Door to front, double glazed window to front, coved ceiling, stairs to first floor, feature fireplace with surround, two radiators, carpet.

**Kitchen** 3.2m x 2.72m (10'6" x 8'11") Double glazed window to rear, matching range of wall and base units incorporating cupboards, drawers and worktops, space for cooker and dishwasher, wall mounted boiler, tiled walls, vinyl flooring.

**Utility Room** 3.66m x 2m (12' x 6'7") Door to rear, matching range of wall and base units.

**Conservatory** 3.15m x 2.82m (10'4" x 9'3") Part brick built.

**Bedroom Two** 4.2m x 3.18m (13'9" x 10'5") Double glazed window to front, built in wardrobes, radiator, carpet.

**Bedroom Three** 3.66m x 3.53m (12' x 11'7") Double glazed window and door to front, radiator, carpet.

**Shower Room** Enclosed shower cubicle, vanity wash hand basin, low level WC, tiled walls, and flooring.

**Landing** Stairs to first floor.

**Bedroom One** 4.1m x 3.84m (13'5" x 12'7") Double glazed window to rear, radiator, access to eaves storage.

**En Suite Toilet** 1.42m x 1.02m (4'8" x 3'4") Low level WC, sink.

**Bathroom** 2.16m x 2.13m (7'1" x 7') Double glazed frosted window to rear, low level WC, vanity wash hand basin with storage under, shower cubical, cupboard housing hot water cylinder, vinyl flooring, radiator.

**Rear Garden** Low maintenance garden fully paved with side access, outside tap, outside lights.

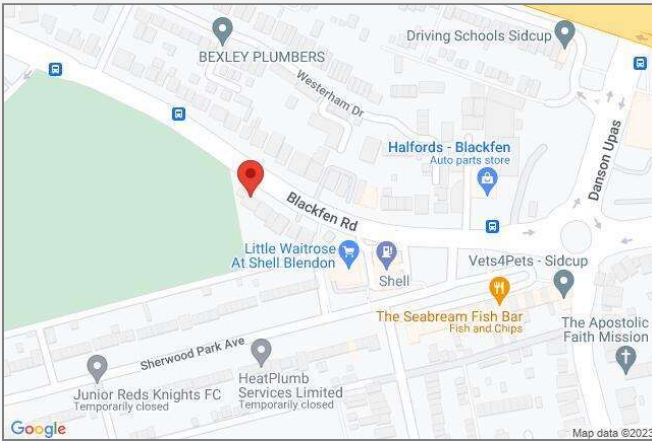
**Front** Large frontage providing off road parking for multiple cars, part laid to lawn with established planters.





## Property Location

Blackfen Road, Blackfen, Kent, DA15 9NT



## Area Information

Sidcup and Blackfen are neighbouring towns in the borough of Bexley, coveted by families with children as they are in the grammar school catchments, with Chislehurst & Sidcup Grammar located off Sidcup's Hurst Road. Each town has its own High Street, with local businesses and supermarkets.

Commuters use Sidcup train station for a direct service into Central London, with journey times from 18 minutes. Both Sidcup and Blackfen are brimming with pubs and restaurants, with friendly 'locals' serving the community.



## FOR MORE INFORMATION CONTACT US TODAY.

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