



Briar Road | Joydens Wood, Kent, DA5 2HW

 4  2  2 £600,000 to £625,000 Freehold

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Briar Road, Joydens Wood

Nicely located in a quiet road with easy access into widely appreciated woodland of Joydens Wood is this highly attractive and well-proportioned 4/5 bedroom detached family home.

Property Features

- Council Tax: F
- EPC Rating: To be confirmed
- 2 Reception Rooms
- En-Suite to Master Bedroom
- Ground Floor WC
- Fully Double Glazed & Gas Centrally Heated.
- Ample Off Road Parking
- Feature Log Burner to remain



Interior

Entrance porch Double glazed frosted UPVC door front. Double glazed window side. Solid wood flooring.

Entrance hall Oak door to entrance hall. Solid wood flooring. Radiator.

WC Double glazed frosted window to rear. Low-level flush WC. Wash hand basin with chrome mixer tap and tiled splashback. Radiator. Tiled floor.

Lounge Double glazed window to front. Double glazed window and door to rear. Radiators. Feature fireplace with log burner to remain.

Kitchen Double glazed window to rear. Access to conservatory. Range of wall and base units. Granite worktops. Composite sink drainer with chrome mixer tap. Floor standing boiler. Five ring integrated gas hob with extractor over. Integrated microwave. Integrated oven and grill. Plumbed for dishwasher locally tiled walls. Tiled floor.

Dining room Double glazed window to front. Solid oak flooring. Radiator. Wall lights.

Sun Room Double glazed windows and double doors to garden, rear aspect. Double glaze frosted windows to side. Radiator. Tiled floor. Access to utility room.

Utility room Double glaze frosted window to side. Access to garage. Large built-in cupboard under stairs. Plumbed for washing machine. Space for tumble dryer. Space for American sized for fridge freezer. Tile floor.

Landing Access to loft.

Bedroom 1 Double glazed window to front. Built-in wardrobes and overhead storage. Drawers and sideboard. Solid oak flooring, radiator. Double oak doors, leading to ensuite Shower/dressing room.

Ensuite, shower/dressing room Double glazed window to rear. Built-in Tiled shower cubicle With Aqualisa shower. Enclosed touch flush WC. Vanity sink unit with wash hand basin and chrome mixer tap. Shaver point. Built-in wardrobes and drawers radiator. Tiled floor.

Bedroom 2 Double glazed window to front. Radiator. Built-in cupboard with shelves. Wood laminate flooring. Radiator.

Bedroom 3 Double glazed window to front. Radiator. Wood laminate flooring.

Bedroom 4 Double glazed windows to rear and side aspects. Radiator. Wood laminate flooring.

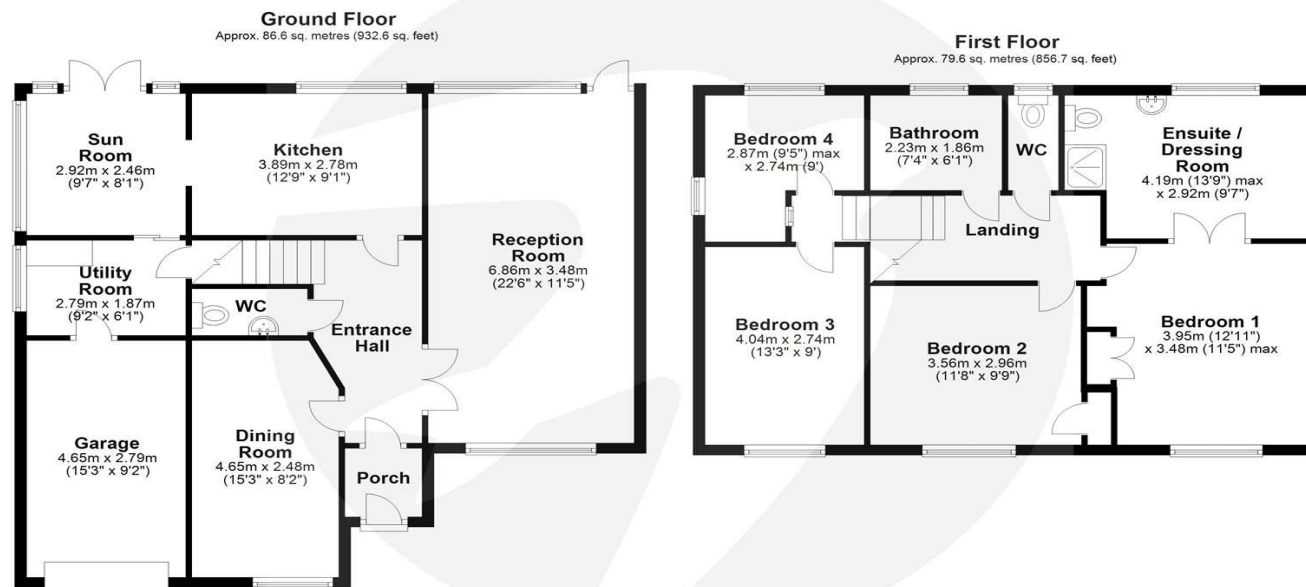
Bathroom Double glazed frosted window to rear. Locally tiled walls. Low pedestal wash handbasin. Corner bath with electric shower over. Tiled floor. Radiator.

WC Extractor fan. Locally tiled walls. No level touch flush WC wash handbasin with chrome mixer tap. Tile floor.

Rear garden 13.4m x 9.14m (44' x 30') 44ft x 30ft. Secure side gate access. Outside tap. Further secure side, gate access. Low maintenance, paved, patio and garden. Attractive borders with a variety of mature shrubs.

Garage Integral garage access to the front. Up and over door. Power and light.

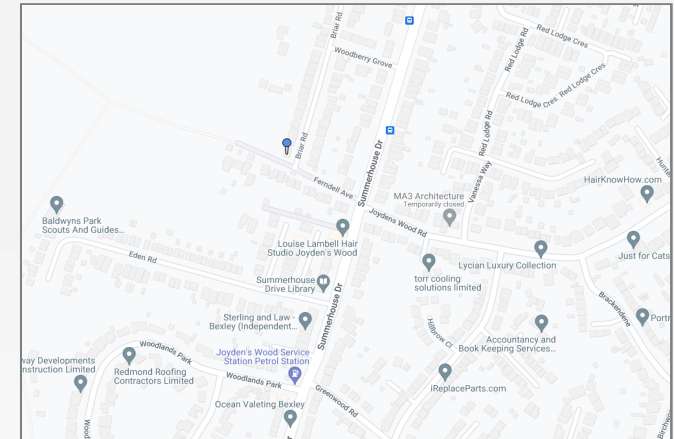
Off road parking Blocked paved to provide Ample off-road parking.





Property Location

Briar Road, Joydens Wood, Kent, DA5 2HW



*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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