



Ferndell Avenue

Bexley | Kent | DA5 2ED



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Bexley, Kent, DA5 2ED

Asking Price £575,000
Freehold

Located in a Private Road in the highly sought after area of Joydens Wood is this greatly extended 3-bedroom semi-detached home that has been tastefully and conscientiously improved throughout by the current owners. From the well-manicured exterior to the tastefully extended living spaces, this residence exudes warmth and charm. Impeccable maintenance is evident in every detail, promising a move-in-ready experience for its fortunate new owners.

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 has an abundance of attractive woodland walks and is also home to a variety of trees, plants, wooden sculptures and remains dating back to Roman times.

For commuters there is easy road access to A2, A20, M20 and the M25. The B12 is the local Bus service that provides easy access to both Bexley Village with its attractive high street and railway station and Bexleyheath with a shopping Centre and range of pubs and restaurants, plus railway station.

Furthermore, there is a parade of shops that serves the community nearby with Post Office, Butcher's, and convenience store. There is also 2 takeaways and a children's -playground. Birchwood Park Golf and Country Club with health and fitness facilities is close by and can be accessed on foot through the woods.



Accommodation

Internal Porch Double glazed sliding door to front. Tiled floor.

Entrance Hall Double glazed frosted door to front. Bespoke built-in entrance hall seat with drawers. Vertically hung modern radiator. Coved ceiling. Cupboards stairs.

Shower Room Double glazed frosted window to side. Fully tiled walls. Space saver corner. Wall mounted sink with chrome mixer tap. Fully enclosed WC. Feature recess with glass shelving. Large walk-in shower cubicle with mains fed detachable handheld shower and overhead shower. Chrome heated towel rail. Wood laminate flooring.

Lounge Double glazed window to front. Feature ceiling with LED lighting. Ornate coving. Feature Electric fire. Feature entertainment wall with recessed space for TV and storage under. Radiator. Feature French style oak folding doors providing access to the dining room.

Dining Room Oak folding doors to provide access to kitchen. Ornate coving, modern vertically hung radiator and a further radiator. Ceiling feature with LED lighting. French style Oak doors to kitchen

Kitchen Double glazed frosted door to side. Double glazed windows to rear. Double glazed double doors to conservatory rear aspect. Wall and base units. Oak counter tops. Integrated Tall, fridge and separate freezer. Integrated electric oven and microwave Combi. Feature, induction hob with Stainless steel extractor cooker, hood over. Stainless steel sink with double drainer and Britta chrome Swan neck mixer tap. Cupboard housing, a Valiant condensing boiler. Integrated dishwasher and washing machine. Space for drinks fridge. Space for tumble dryer. Built-in storage cupboards. Two plinth heaters. Tiled floor.

Conservatory Double glazed to side and rear aspects. Double glazed double doors to side. Tiled floor.

Landing Double glazed frosted window to side. Access to loft. Built-in chest of drawers. Radiator. A ceiling hatch provides ladder access to a boarded and insulated loft space with Velux window to rear.

Bedroom 1 Double glazed window to front. Coved ceiling. Built-in wardrobes and drawers. Radiator.

Bedroom 2 Double glazed window to rear. Built-in wardrobes to





one wall. Coved ceiling. Radiator.

Bedroom 3 Double glazed window to front. Cupboard over stairs. Radiator.

Bathroom Double glazed frosted windows to side and rear. Locally tiled walls. Built in airing cupboard, housing, hot water cylinder and shelving. Low level WC. Vanity sink unit with chrome mixer tap. Panelled bath. Radiator. Vinyl flooring.

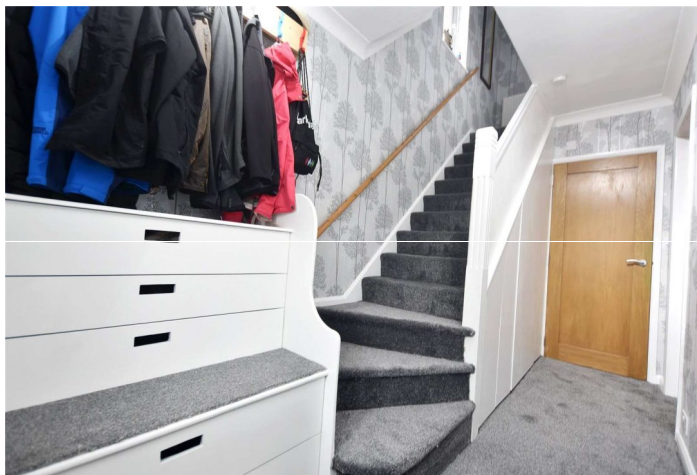
Front Off road parking for 2 cars, plus 1 parking space in front of the wall. Access to detached garage. Secure side gate access. Steps up to internal Porch.

Garage Brick built with up and over door.

Garden 25.9m (85') 85ft Blocked pave patio. Outside power and tap. Large workshop with power and light and an outside WC. Indian sandstone path to the left-hand side of garden. Steps up to a further patio. Lawned area, surrounded by flowerbeds. Two greenhouses. Raised planters. Further sheds to end of garden.

Benefitting from:

- Larger style 3-bedroom semi-detached house
- Detached garage with driveway parking
- Located on a quiet No Through Road
- Large tiered rear garden
- Conservatory
- Potential to convert loft (STPP)
- Woodland walks on your doorstep
- Council Tax: D
- EPC Rating: C





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 approximating)

FOR MORE INFORMATION CONTACT US TODAY.

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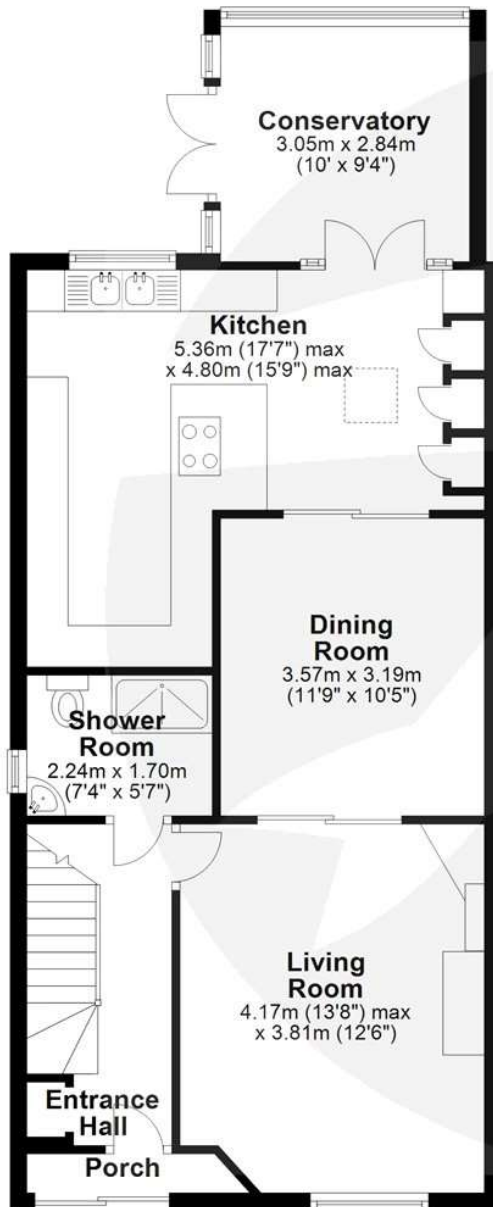
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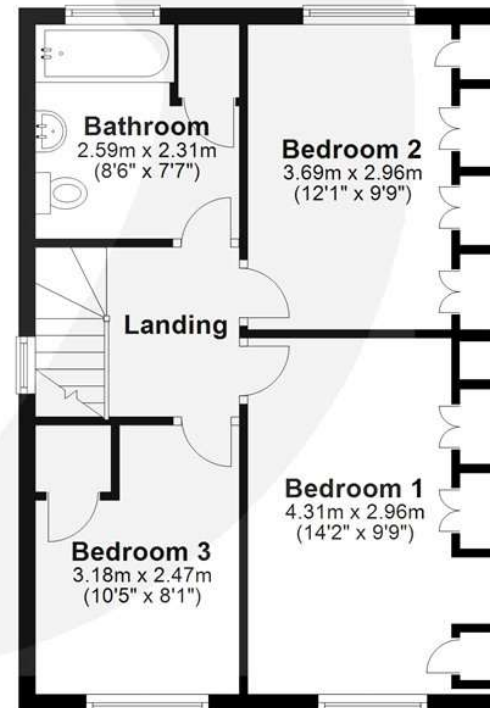
Ground Floor

Approx. 69.9 sq. metres (751.9 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 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.

