



Joydens Wood Road | Joydens Wood, Kent, DA5 2JA

 5/6  3  1 £700,000 Freehold

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# Joydens Wood Road

Located in the ever-popular Joydens Wood area in Bexley is this larger than expected 5/6 bedroom detached Dorma extended bungalow that offers a versatile living arrangement.

Benefitting from ample off-road parking, large rear extension, generous loft conversion, 5 double bedrooms, study/6th single bedroom, 2 ensuites and a family bathroom.

## Property Features

- Council Tax:
- EPC Rating: F
- Large 22ft reception room
- Fully fitted kitchen with Quartz worktops
- Family bathroom and 2 en-suites
- Ample off road parking
- Study / Bedroom 6
- Conservatory



# Specification

**Entrance Hall** Composite front door, flooring.

**Reception Room** 6.9m x 4.62m (22'8" x 15'2") Double glazed French doors to conservatory, two radiators, flooring.

**Conservatory** 4.27m x 4.01m (14' x 13'2") Double glazed with double glazed French doors to garden, radiator, flooring.

**Fitted Kitchen** 5.92m x 2.5m (19'5" x 8'2") Double glazed window to side aspect, double glazed French Door to garden, range of fitted wall, drawer and base units, with quartz work surfaces, electric oven and gas hob with extractor oven, integrated fridge freezer, dishwasher, washing machine, 1.5 bowl sink with drainer and mixer tap, cupboard housing boiler, part tiled walls, flooring, open to reception.

**Ground Floor Master Bedroom** 4.2m x 3.35m (13'9" x 11') Double glazed bay window to front, carpet, radiator.

**Dressing Room** Carpet, built-in wardrobes.

**En-Suite to Master** 2.62m x 1.52m (8'7" x 5') Double glazed window to side, vanity sink unit, walk in shower cubicle, low level flush wc, extractor fan, tiled floor, tiled walls, heated towel rail.

**Bedroom 2** 3.89m x 3.35m (12'9" x 11') Double glazed bay window to front aspect, carpet, radiator.

**Bedroom 3** 3.53m x 2.84m (11'7" x 9'4") Double glazed window to side aspect, carpet, airing cupboard, radiator.

**Bathroom** 2.72m x 1.78m (8'11" x 5'10") Double glazed window to side aspect, panelled bath with mixer tap and shower over, low level flush wc, vanity sink unit, heated towel rail, extractor fan, tiled floor, tiled walls.

**First Floor Landing** Carpet.

**Bedroom 4** 4.5m x 3.35m (14'9" x 11') Double glazed French doors with Juliette balcony, eave storage, radiator, carpet.

**En-suite to Bedroom 4** 3.25m x 1.78m (10'8" x 5'10") Double glazed window to rear, low level flush wc, vanity sink unit, panelled bath with mixer tap and shower over, eave storage, heated towel rail, part tiled walls, tiled floor.

**Bedroom 5** 3.45m x 3.2m (11'4" x 10'6") Double glazed window to front, eave storage, carpet, radiator.

**Study/Bedroom 6** 3.02m x 2.67m (9'11" x 8'9") Double glazed window to front aspect, carpet, radiator.

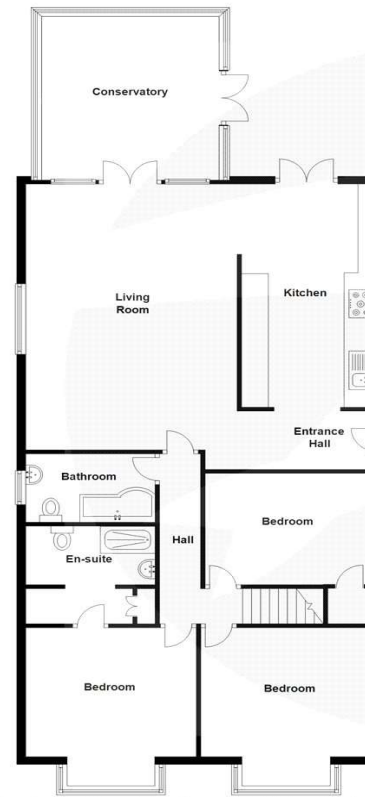
**Rear Garden** 19.8m Approx. (65' Approx.)

Laid to lawn, large patio area, side access with double gates.

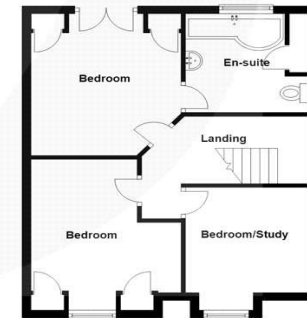
**Front Garden** Ample off road parking via block paved driveway.

**Garage** Detached to rear, up and over door, door to side. (Currently walled off).

Ground Floor



First Floor



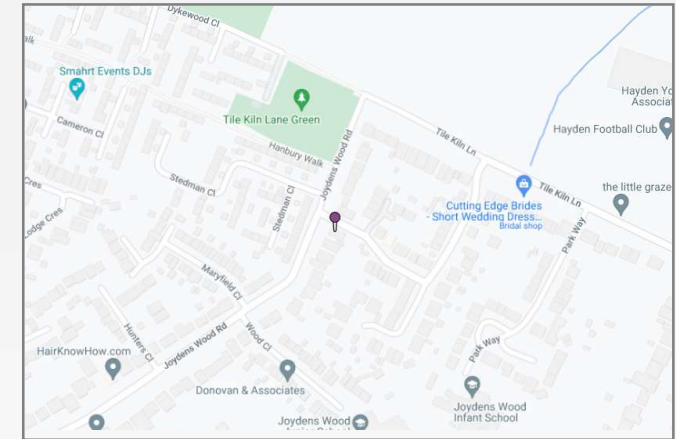
Floorplan produced by Robinson-Jackson. Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate. Plan produced using PlanUp.





## Property Location

Joydens Wood Road, Joydens Wood, Kent, DA5 2JA



\*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.

## Note

Images shown are from when the owner purchased the property. The property remains the same as it was at the time of purchase however the property is now furnished with personal items in each room.

The property will be sold fully cleared as shown in photos.

Please call agent to discuss should further clarification or information be required.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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