



- \* Three/Four Bedrooms \* Two Receptions \* Fitted Kitchen \* Family Bathroom \***
- \* Double Glazing \* Gas Central Heating \***
- \* Approx 20' x 20' Garden \***
- \* Garage \* Off Road Parking to Front \* NO ONWARD CHAIN \***



**15 South View Close**  
Bexley, DA5 1EG

**£390,000 - £395,000**

Village Estates are pleased to present to the market this spacious three/four bedroom semi detached family home situated in a popular cul-de-sac within easy reach of local schools and amenities. Offering NO ONWARD CHAIN viewing comes highly recommended.

**RECEPTION 1:** 25' 2" x 11' 9" reducing to 9' (7.66m x 3.58m) Double glazed window to front. Double glazed patio doors to garden. Gas feature fireplace. Coved ceiling. Two radiators. Fitted carpet.

**RECEPTION 2 /BEDROOM 5:** 9' 8" x 6' 6" (2.94m x 1.98m) Fitted wardrobes. Radiator. Fitted carpet. (Accessed from Kitchen).

**RECEPTION 3/ BEDROOM 4:** 10' 0" x 10' 0" (3.05m x 3.05m) Double glazed windows to side and front. Fitted wardrobes. Radiator. Fitted carpet.

**KITCHEN:** 11' 6" x 8' 7" (3.50m x 2.61m) Double glazed window to rear. Range of fully fitted wall, base and drawer units with matching work surfaces. Space for cooker, dishwasher and fridge freezer. Boiler. Part tiled walls. Laminate flooring.

**SHOWER ROOM:** Double glazed window to rear. Shower cubicle. Low flush wc. Vanity sink unit. Plumbed for washing machine. Radiator. Tiled walls. Tiled floor.

**LANDING:** Double glazed window to side. Access to boarded loft.

**MASTER BEDROOM:** 11' 8" x 10' 3" (3.55m x 3.12m) Double glazed window to rear. Fitted wardrobes. Radiator. Fitted carpet.

**BEDROOM 2:** 13' 3" x 11' 2" (4.04m x 3.40m) Double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet.

**BEDROOM 3:** 8' 0" x 6' 8" (2.44m x 2.03m) Double glazed window to front. Storage cupboard. Radiator. Fitted carpet.

**BATHROOM:** 7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window to rear. Panelled bath with mixer tap., Wash hand basin. Low flush wc. Radiator. Tiled walls. Tiled floor.

**GARDEN:** Approx 20' 0" x 20' 0" (6.09m x 6.09m) Mainly paved rear garden.

**GARAGE:** Single garage. Up and over door. Power and light.

**FRONT:** Laid to lawn. Off road parking to front.

**EPC RATING E**

**VIEWING:** Via Village Estates on 01322 522111  
Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm

#### **SELLING YOUR HOME?**

If you are thinking of selling your own property, VILLAGE ESTATES will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice FREE OF CHARGE, WITHOUT OBLIGATION. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.