



- * Three Bedrooms * Two Receptions *
- * Kitchen * Bathroom * En-suite Toilet *
- * Double Glazing * Gas Central Heating *
- * Approx 90' Garden * Garage * Off Road Parking *



3 Lenham Road
Bexleyheath, DA7 5NA

Guide Price £525,000

Village Estates are delighted to offer to the market this well presented dormer bungalow, situated in a popular road within walking distance to local schools, shops and amenities. Viewing comes highly recommended.

<u>ENTRANCE HALL:</u>	Under stairs cupboard. Two radiators. Oak flooring.
<u>RECEPTION 1:</u>	15' 7" x 11' 6" (4.75m x 3.50m) Double glazed bay window to front. Working fireplace. Coved ceiling. Radiator. Oak flooring.
<u>RECEPTION 2:</u>	12' 11" x 11' 11" (3.93m x 3.63m) Double glazed French doors to garden. Feature fireplace. Coved ceiling. Radiator. Oak flooring.
<u>KITCHEN:</u>	11' 2" x 8' 6" (3.40m x 2.59m) Double glazed window to rear. Double glazed door to garden. Range of fully fitted wall, base and drawer units with matching work surfaces. Integrated dishwasher, washing machine and microwave. 'Miele' electric oven and five ring gas hob. One and half bowl sink unit with mixer tap. Kick back heater. Radiator. Part tiled walls. Tiled floor.
<u>MASTER BEDROOM DOWNSTAIRS:</u>	14' 3" x 11' 7" (4.34m x 3.53m) Double glazed bay window to front. Coved ceiling. Radiator. Fitted carpet.
<u>BATHROOM DOWNSTAIRS:</u>	7' 8" x 6' 5" (2.34m x 1.95m) Panelled bath with power shower and hair shower over operated by wall controls. Low flush wc. Wash hand basin. Heated towel rail. Tiled walls and tiled floor. Airing cupboard.
<u>BEDROOM 2:</u>	15' 11" x 12' 2" (4.85m x 3.71m) Double glazed window to rear. Radiator. Fitted carpet.
<u>EN-SUITE TOILET:</u>	Velux window. Low flush wc. Wash hand basin. Radiator. Laminate floor.
<u>BEDROOM 3:</u>	10' 7" x 8' 3" (3.22m x 2.51m) Double glazed window to front. Eaves storage. Radiator. Fitted carpet.
<u>GARDEN:</u>	Approx 90' (27.41m) Mainly laid to law. Large patio area. Mature bushes and shrubs. Secluded seating area to rear of garden. Timber shed. Outside tap. Outside lights.
<u>FRONT GARDEN:</u>	Off road parking for three cars. Laid to lawn.
<u>GARAGE:</u>	14' 10" x 7' 4" (4.52m x 2.23m) Double doors to front. Power and light.
<u>EPC RATING E:</u>	

We understand this property is Freehold.

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

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