



homezone

**£450,000 Freehold**

**55 Dorchester Avenue**

Bexley, DA5 3AH

- CHAIN FREE SALE
- FOUR BEDROOM END OF TERRACE HOUSE
- HUGE 22FT THROUGH LIVING ROOM
- OPEN PLAN FITTED KITCHEN
- 20FT REAR RECEPTION/EXTENSION
- 125FT REAR GARDEN WITH WESTERLY ASPECT
- DOUBLE GARAGE AND DRIVEWAY WITH PARKING FOR TWO VEHICLES
- CLOSE TO HURST PRIMARY, HURSTMERE AND CHISLEHURST & SIDCUP GRAMMAR SCHOOLS
- EASY ACCESS TO TOWN CENTRE
- CLOSE TO ALBANY PARK STATION



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## CHAIN FREE SALE

A beautifully presented and extended four bedroom end terrace 1930's home located in a popular quiet residential road close to local amenities.

Internally, the property comprises entrance porch and entrance hall, ground floor WC/utility room, 22ft through living room open plan to an attractive and spacious fitted kitchen suite and a 20ft rear extension creating a further large reception room. To the first floor are four generous bedrooms, all served by a sizeable central landing with large storage cupboards and a modern white bathroom suite with jacuzzi bath and separate shower.

The property is tastefully decorated through with a combination of wood effect flooring, neutral carpets and neutral emulsion painted walls, and other benefits include full double glazing and gas central heating.

To the front is a paved driveway with room for two vehicles and the rear garden stretches to an impressive 125ft with large patio, large lawned area, fenced boundaries, a patio area to the rear garden and adjacent to the patio, a large concrete double garage measuring 20'4 x 16'0 with power, lighting and a remote operated power up and over garage door.

Local schools include Hurst Primary School (within 100 metres), Hurstmere School, Old Bexley Church of England Primary School and Chislehurst & Sidcup Grammar School. There are good public transport links at Hurst Road with Albany Park train station being a short walk away.



### **Entrance Hall**

Enclosed double glazed entrance porch with sliding entry door, tiled floor, internal light, UPVC double glazed front door into internal hallway, neutral colour floor tile, neutral emulsion painted walls, light fitting, neutral stair carpet.

### **Ground Floor WC/Utility Room**

6'2 x 4'6 (1.88m x 1.37m)

Neutral tiled floor, part tiled walls, white kitchen style storage cabinets, neutral colour worktops, WC, worktop inset wash basin, high level storage cupboards, space for appliance, UPVC double glazed high level window.

### **Living Room**

22'5 max into bay x 9'10 max (6.83m max into bay x 3.00m max)

Wood effect flooring, neutral emulsion painted walls, two ceiling light fittings and two wall light fittings, UPVC double glazed windows, two radiators, open to:

### **Kitchen**

10'3 x 9'9 max (3.12m x 2.97m max)

Open to living room with an extended counter/breakfast bar and overhead storage, tiled floor, blue gloss finish kitchen suite with wood effect worktops, stainless steel 1.5 bowl sink and drainer unit with mixer tap, 5 ring gas hob, double oven, stainless steel extractor hood, two high level UPVC double glazed windows, ceiling light fitting, coving, splash back tiling to worktop areas.

### **Rear Reception/Extension**

20'1 max x 10'6 (6.12m max x 3.20m)

Wood effect flooring, neutral emulsion painted walls, coving, spot lights, UPVC double glazed window and UPVC double glazed sliding patio door to garden, fixed shelves with brick built ends, radiator.

### **Master Bedroom**

13'6 max bay x 13'0 max (9'10 min) (4.11m max bay x 3.96m max (3.00m min))

White panelled door, neutral carpet, neutral emulsion painted walls, coving, ceiling light fitting, radiator, UPVC double glazed windows.

### **bedroom 2**

12'0 x 10'4 (3.66m x 3.15m)

White panelled door, neutral carpet, neutral emulsion painted walls, UPVC double glazed

window, coving, built in wardrobes, radiator, ceiling light fitting.

### **Bedroom 3**

10'6 x 6'1 (3.20m x 1.85m)

White panelled door, neutral carpet, neutral emulsion painted walls, coving, ceiling light fitting, radiator, UPVC double glazed window.

### **Bedroom 4**

8'8 x 7'0 (2.64m x 2.13m)

White panelled door, neutral carpet, neutral emulsion painted walls, coving, ceiling light fitting, radiator, UPVC double glazed window.

### **Bathroom**

9'0 max shower recess x 6'1 (2.74m max shower recess x 1.85m)

White panelled door, white tiled flooring, white tiles to all walls with green mosaic tile border, jacuzzi bath, pedestal wash basin, WC, tiled shower enclosure with glass folding entry door, UPVC double glazed window, ceiling light fitting.

### **Outside**

To the front is a paved driveway that can accommodate two vehicles.

To the rear is an impressive 125ft rear garden which comprises a large concrete patio, main central lawn area, fenced boundaries, a further patio area to the very end of the garden and a huge double garage measuring 20'4 x 16'0 internally with power and lighting and a metal power remote control up and over garage door to the rear.

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.