



**Briarfield Close, Bexleyheath, DA7 4JU**  
**Guide Price £710,000**

**DBK**  
ESTATE AGENTS



Positioned on a sought-after private road with NO ONWARD CHAIN and finished to an exceptional standard, this link-detached property spans approximately 2,190 sq. ft and combines contemporary design with versatile living.

The accommodation is thoughtfully arranged to provide both style and practicality, featuring four spacious bedrooms including a master with ensuite, a chic family bathroom suite, a large reception room, additional dining room and a modern fitted kitchen with integrated Bosch and NEFF appliances, granite worktops and porcelain flooring. A utility room, cloakroom and a converted, insulated loft room with hot and cold water connections further enhance the flexibility of the space.

Externally, the property benefits from a private rear garden with side access, a front garden, off-street parking and an integral garage which is fully plastered and fitted with a remote-control electric door.

Boasting excellent connectivity with Bexleyheath Station less than a mile away, Barnehurst and Abbey Wood (Elizabeth Line) stations just a short drive away providing fast links into Central London, The City and Heathrow. A strong selection of schools include Crook Log Primary, Bexleyheath Academy and the highly regarded Townley Grammar School. Danson Park offers formal gardens, sports facilities and open green space. Retail needs are well served by The Broadway Shopping Centre and the property also enjoys convenient access to the A2 and motorway network.

## Key Features

- No Onward Chain + Built in 2016
- Link Detached Property Circa 2,190 Sq.Ft
  - Finished with High Specifications
- Four bedrooms (Master with EnSuite)
- Large Reception Room + Additional Dining Room
- Modern Fitted Kitchen with Integrated Appliances
  - Chic Family Bathroom Suite
- Utility Room + Cloakroom + Loft Room (Converted and Insulated, Completed to Regulations with Hot + Cold Water Connections)
  - Rear Garden with Side Access
- Front Garden with Off Street Parking + Garage (Fully Plastered)

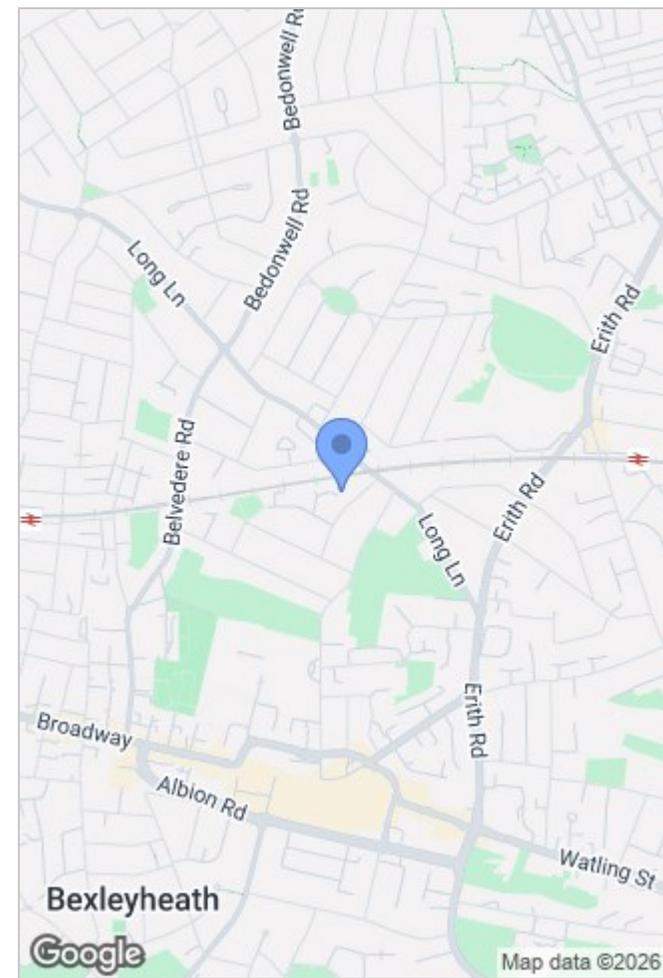


Approx Gross Internal Area = 172.57 sq m / 1858 sq ft  
 RHH / Eaves Storage = 30.88 sq m / 332 sq ft  
 Total = 203.45 sq m / 2190 sq ft

 = Reduced Headroom Below 1.5m / 5'0



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	