



Oakwood Drive, Bexleyheath, DA7 6EG  
Offers in excess of £600,000 Freehold





The Homes Group are delighted to present to the market this extended four bedroom semi-detached family home located in a popular no through road, a short walk from Mayplace Primary School and Martens Grove Park in Bexleyheath.

The house has been extended to the side and rear to provide a kitchen / diner, an extra shower room, a utility room and extended master bedroom and bathroom.

The accommodation comprises of an enclosed porch, entrance hall, a 27'6 x 17'6 Living / Dining room, a 15'8 x 11' Kitchen / Diner, Shower Room and Utility Room. On the first floor there are three double bedrooms and a good size single bedroom plus a bathroom with a separate shower.

There is a large 110' West facing garden to the rear plus block paved parking to the front for two / three cars.

The house is situated within half a mile of Barnehurst Station and within a mile of Bexleyheath Broadway Shopping Centre too.

#### **Enclosed Porch**

#### **Entrance Hall**

#### **Living / Dining Room**

27'6 x 17'6 narrowing to 10'10 (8.38m x 5.33m narrowing to 3.30m)

#### **Kitchen / Diner**

15'8 x 11' (4.78m x 3.35m)

#### **Inner Lobby**

#### **Shower Room**

#### **Utility Room**

11'4 x 4'8 (3.45m x 1.42m)

#### **Storage Garage**

13'7 x 6' (4.14m x 1.83m)

#### **Landing**

12'8 x 6'5 (3.86m x 1.96m)

#### **Bedroom One**

13'7 to wardrobes x 11'7 (4.14m to wardrobes x 3.53m)

#### **Bedroom Two**

14'6 x 10'7 (4.42m x 3.23m)

#### **Bedroom Three**

12'5 x 10'7 (3.78m x 3.23m)

#### **Bedroom Four**

8'8 x 6'5 (2.64m x 1.96m)

#### **Bathroom**

11'10 x 8'10 (3.61m x 2.69m)

#### **Rear Garden**

110' (33.53m)

#### **Parking**

#### **Tenure - Freehold**

#### **Council Tax - Band F**



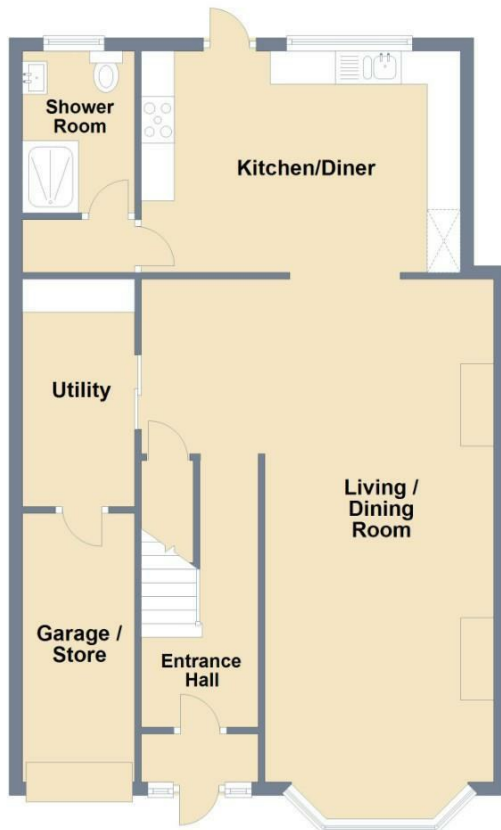






### Ground Floor

Approx. 70.3 sq. metres (756.6 sq. feet)

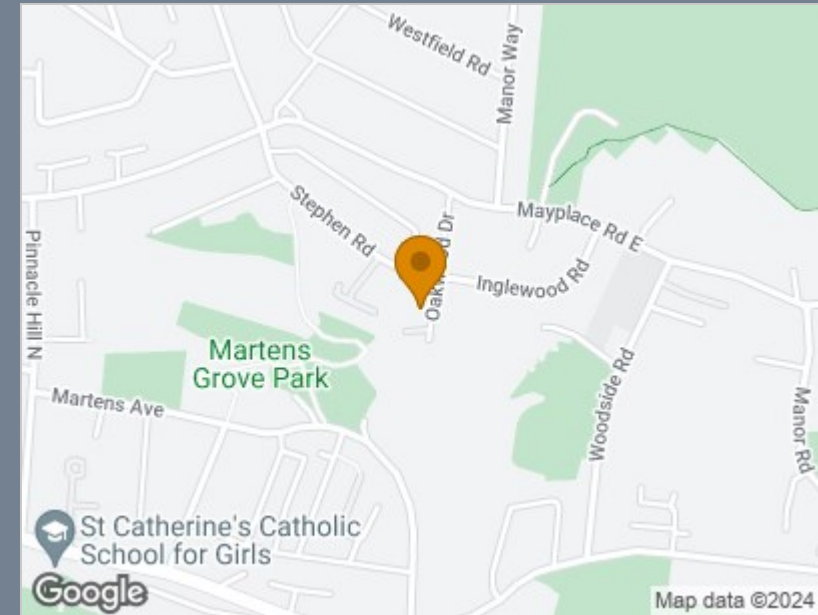


### First Floor

Approx. 63.5 sq. metres (683.1 sq. feet)



Total area: approx. 133.7 sq. metres (1439.7 sq. feet)



### Energy Efficiency Rating

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

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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