



Beechway, Bexley, DA5 3DQ
Guide price £650,000 Freehold

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Guide Price £650,000 - £675,000. A unique and deceptively large Dutch Barn style detached house situated along a quiet no through road in the popular Blendon area of Bexley.

This beautifully presented home has already been extended to the ground floor to provide a third bedroom/study and a stunning open kitchen/dining area with a large lantern roof window and large sliding doors opening out on to an impressively stocked rear garden. There are also plans for a first floor extension to create two further bedrooms and a third bathroom making the property a four/five bedroom house with three bathrooms! (see photos for details)




The accommodation comprises of an enclosed porch to the front which leads into the hallway. From here there are doors leading to the living room, which has a wood burner, a door to the kitchen/diner which has a door through to the third bedroom/study and a door to the utility room/cloakroom.

On the first floor there are two double bedrooms and a shower room. The master bedroom benefits from an en-suite bathroom and built in wardrobes plus feature diamond shaped stained glass windows. The second bedroom also benefits from built-in wardrobes.

To the rear is a landscaped garden bursting with a variety of colourful plants and flowers plus a large patio area. The driveway is surrounded by colourful plants and shrubs and provides parking for three cars and access to the garage to the side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

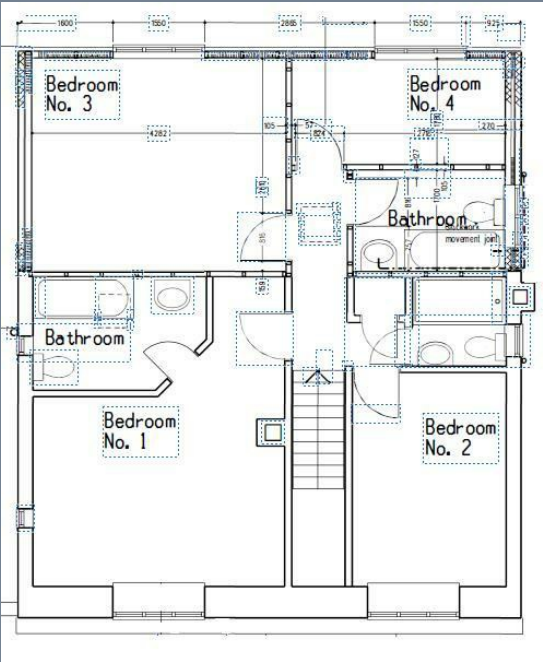


- Enclosed Porch**
7'3 x 4' (2.21m x 1.22m)
- Entrance Hall**
7' x 6'2 (2.13m x 1.88m)
- Living Room**
18'10 x 13'10 (5.74m x 4.22m)
- Dining Area**
24'5 x 10' (7.44m x 3.05m)
- Kitchen Area**
12'2 x 11'9 (3.71m x 3.58m)
- Bedroom Three/Study**
13'9 x 8'7 (4.19m x 2.62m)
- Utility Room/Cloakroom**
7' x 5'2 (2.13m x 1.57m)
- Landing**
- Master Bedroom**
17'2 x 13'10 (5.23m x 4.22m)
- En-Suite Bathroom**
9'6 x 6'3 (2.90m x 1.91m)
- Bedroom Two**
12' x 8'6 to wardrobes (3.66m x 2.59m to wardrobes)
- Shower Room**
- Landscaped Rear Garden**
40' x 34' (12.19m x 10.36m)
- Front Garden & Driveway**
- Garage**
15' x 8'2 (4.57m x 2.49m)
- Tenure - Freehold**
- Council Tax - Band F**
- Extension Plans**



Master Bedroom
17'2 x 13'10 (5.23m x 4.22m)

First Floor
Proposed
Extension
Plan



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