



Iverhurst Close

Bexleyheath, DA6 8HY

A rare opportunity to purchase a 3 bedroom link detached house located in this popular close. The property is well presented, offers further potential to extend (STPP) and is located within easy access of Bexleyheath station, local shops, schools and the beautiful setting of Danson Park.

Main Features

- Well presented 3 bedroom link detached house
- Popular close with easy access to Danson Park and Bexleyheath station
- Through lounge
- Modern kitchen
- Master bedroom with ensuite
- Downstairs cloakroom & upstairs bathroom

FULL DESCRIPTION

We are pleased to offer for sale this well presented 3 bedroom link detached house located in this popular close. The property offers potential to extend (STPP) and offers great access to the local shops, schools, Bexleyheath train station and the beautiful setting of Danson Park.

This detached house briefly comprises: Entrance hall with storage, downstairs cloakroom, a 26'1 x 12'0 through lounge, a modern kitchen which overlooks and has access to the garden, master bedroom with ensuite, two further bedrooms and family bathroom.

Externally there is off street parking, garage, front garden and an attractive private rear garden.

Properties such as this are highly sought after and internal viewing comes highly recommended. (Please note the photographs are from 2018 and therefore should only be taken as guidance).

Entrance hall

Downstairs cloakroom

5' 6" x 2' 8" (1.68m x 0.81m)

Through lounge

26' 1" x 12' 0" (7.95m x 3.66m)

Kitchen

13' 0" x 9' 10" (3.96m x 3m)

Bedroom one

12' 2" x 9' 5" (3.71m x 2.87m)

Ensuite

6' 2" x 5' 6" (1.88m x 1.68m)

Bedroom two

12' 2" x 8' 4" (3.71m x 2.54m)

Bedroom three

10' 2" x 8' 6" (3.1m x 2.59m)

Bathroom

7' 3" x 6' 7" (2.21m x 2.01m)

Outside

Rear garden approx 30' laid to lawn.

Single garage link detached to the side (16'9 x 7'8).

Driveway to side and block paved frontage.

Additional information

The following information has been supplied by the vendor and should be verified by the purchaser and/or solicitor prior to exchange of contracts.

Council Tax: Band E - £2257.10 per annum.

EER Rating: 63

Directions

From our Sidcup office turn right. At the traffic lights turn right into Hurst Road. At the roundabout take the first exit onto Penhill Road and continue all the way to the end. At the large roundabout go straight across into Danson Road and take second exit still on Danson Road. Take the fifth turning on the right into Bean Road and at the end turn right into Alers Road and Iverhurst Close is the first turning on the right. Closest Stations: Bexleyheath (0.72 mi) Bexley (1.28 mi) Albany Park (1.28 mi) Closest Schools: Crook Log Primary School (0.29 mi) Upton Primary School (0.45 mi) Townley Grammar School (0.59 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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