



Sunland Avenue, , DA6 8LP  
Guide price £425,000

The   
Property Cloud



GUIDE PRICE £425,000 - £450,000. Located on a popular road & positioned within a short walk of Bexleyheath Broadway is this **THREE BEDROOM, STUNNING, DETACHED** Family home. Additional benefits include: **CLOAKROOM** | Lounge/Diner with Dual Aspect of the Front & Rear Gardens | **MODERN Kitchen/Breakfast Room** | Modern Bathroom | Three Tiered Garden - Perfect for a Family Bar-B-Q | Convenient for Several Sought After Schools to Include Townley Grammar School | Garage | **OFF ROAD PARKING** for Two/Three Cars | **VIEWINGS COME HIGHLY RECOMMENDED!**

shutter blinds. Double glazed windows & double doors to Garden. Two radiators. TV aerial point. Coved ceiling.

### **Kitchen**

12'5" x 9'7" (3.81 x 2.93)  
Tiled flooring. Double glazed window to rear. Double glazed door to side. Matching range of oak wall and base units with work top over and tiled splash backs. Stainless steel sink unit with mixer tap and drainer. Integrated double oven. Electric hob with extractor over. Integrated fridge freezer, dishwasher & washing machine. Cupboard housing Combi boiler. Plain coved ceiling.

### **Landing**

Carpeted. Double glazed window to side. Access to loft. Cupboard. Doors to:

### **Master Bedroom**

10'7" x 10'3" (3.24 x 3.13)  
Carpeted. Double glazed window to rear with fitted shutter blinds. Radiator. Fitted mirrored wardrobes. Built in wardrobe/storage cupboard. Coved ceiling.

### **Entrance Hall**

Tiled flooring. Frosted double glazed window to front. Composite front door. Radiator. Stair case to first floor. Coved ceiling. Doors to:

### **Cloakroom**

Tiled flooring. Frosted double glazed window to side. Low level WC. Wash hand basin.

### **Lounge/Diner**

17'11" x 12'8" (5.47 x 3.87)  
Dual aspect. Carpeted. Double glazed window to front with fitted

### **Bedroom Two**

12'8" x 7'6" (3.87 x 2.30)  
Carpeted. Double glazed window to front with fitted shutter blinds. Radiator. Coved ceiling.

### Bedroom Three

10'5" x 6'9" (3.18 x 2.07)

Carpeted. Double glazed window to rear with fitted shutter blinds. Radiator. Coved ceiling.

### Bathroom

6'7" x 5'6" (2.01 x 1.68)

Tiled flooring. Frosted double glazed window to front with fitted shutter blinds. Radiator. Panelled bath with mixer tap and shower over. Low level WC. Wash hand basin with mixer tap and vanity unit under. Fully tiled walls. Plain coved ceiling.

### Garden

51'2" x 27'2" (15.60 x 8.30 )

Tiered over 3 levels. Patio area. Two side access points with additional third access via ramp/slope. Outside tap. Various plants, trees & shrubs. Access to Garage.

### Garage

15'11" x 8'7" (4.86 x 2.62)

Up and over door. Power and lighting. Double glazed door to Garden. Double glazed window to rear. Housing consumer unit and energy meters.

### Additional Information

TENURE

Freehold.

### COUNCIL TAX

Bexley Council - Band E.

### COMMUTING

Bexleyheath Station - 0.8 Miles.

### SCHOOLS

Primary

Upton Primary School - 0.4 Miles.

Crook Log Primary School - 0.6 Miles.

St Thomas More Catholic Primary School - 1.1 Miles.

Secondary

Townley Grammar School for Girls - 0.6 Miles.

Bexleyheath Academy - 0.9 Miles.

Beths Grammar School for Boys - 1.3 Miles.

Bexley Grammar School - 1.4 Miles.

### SHOPPING

Bexleyheath Broadway is located approximately 0.6 Miles from the property. Providing an array of different shops and businesses that include Asda, Sainsbury's, Marks & Spencer's, Morley's plus many more.

### Disclaimer

Please Note: All measurements are approximate and are taken



Sunland Avenue, Bexleyheath, Kent, DA6 8LP.



Ground Floor  
Area: 54.8 m<sup>2</sup> ... 590 ft<sup>2</sup>



First Floor  
Area: 42.1 m<sup>2</sup> ... 453 ft<sup>2</sup>

Total Approx Floor Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(91-100) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not seen any paperwork relating to any building works that may have been carried out within this property, nor have we tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.