



Grosvenor Road, , DA6 8JU
Offers over £525,000





Watch the Video Walkthrough for this STUNNING, FOUR BEDROOM, EXTENDED Semi Detached Family Home. Located in the popular South Bexleyheath area, within minutes of Danson Park, Schools & Commuter Links. The home itself has benefitted from significant changes over the years, with a GROUND FLOOR SHOWER ROOM installed, Utility Room as well as an OPEN PLAN KITCHEN / DINER. Upstairs are the four bedrooms & family Bathroom. The garden is a fantastic size at approximately 80ft, a great space for entertaining family and friends in the summer. All in all, we HIGHLY RECOMMEND VIEWING this lovely home - Book your viewing asap!

Entrance Hall

Ground Floor Shower Room
5'6" x 3'7" (1.70 x 1.10)

Living Room
15'5" x 10'5" (4.70 x 3.20)

Dining Room
15'5" x 8'10" (4.70 x 2.70)

Kitchen / Breakfast Room
19'0" x 12'1" widest points (5.80 x 3.70 widest points)

Utility Room
5'6" x 5'6" (1.70 x 1.70)

First Floor Landing

Master Bedroom
12'1" x 11'1" (3.70 x 3.40)

Bedroom Two
19'4" x 7'8" (5.89m x 2.34m)

Bedroom Three
10'5" x 9'6" (3.20 x 2.90)

Bedroom Four / Dressing Room
9'6" x 5'6" (2.90 x 1.70)

Family Bathroom
7'0" x 5'3" (2.15 x 1.62)

Garden
80'6" x 21'4" (24.56m x 6.51m)

Parking
Off road parking to the front.

Additional Information
TENURE
Freehold.

COUNCIL TAX
Bexley Council - Band E.

COMMUTING
Bexleyheath Station - 1.1 Miles.
Parking available at the station.
A2 for M25 & Dartford Bridge - 0.4 Miles.
A2 for Blackwall Tunnel - 0.8 Miles.

SCHOOLING

Upton Primary School - 0.6 Miles.

Townley Grammar School - 0.7 Miles.

Blackfen School for Girls - 1 Mile.

LOCAL AREA

Danson Park - 0.4 Miles - Providing approximately 75 hectares of open space to include a children's play & splash park, boating lake, tennis courts plus much more.

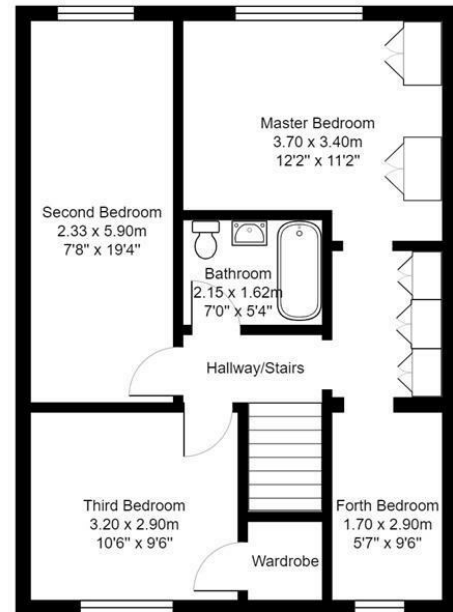
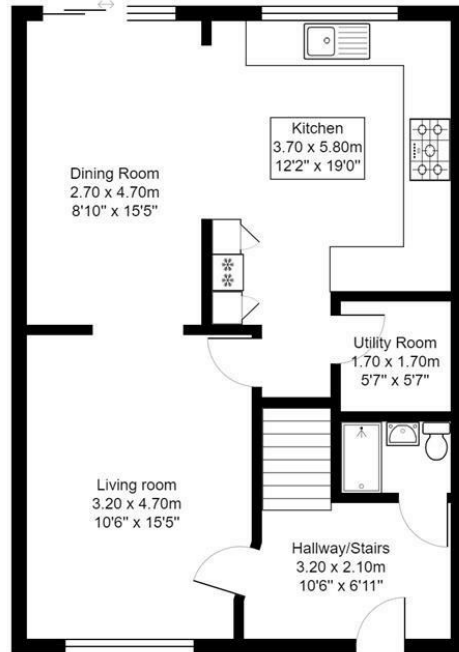
Disclaimer

Please Note: All measurements are approximate and are taken 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 or

guidance on rental value, is verified by yourselves upon inspection and also by your solicitor before legal commitment to the purchase.

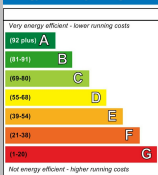
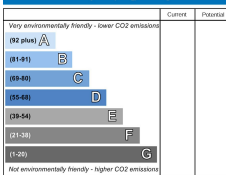


Grosvenor Road, Bexleyheath



Total Area: 117.9 m² ... 1269 ft²

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 misstatement. 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 ₂) Rating	
Current	Potential	Current	Potential
			
	78		
58			
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	