



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.



## Manor Way Bexleyheath

Situated in one of Barnehurst's most sought after locations is this simply stunning extended four bedroom semi detached house. The property itself has undergone a complete refurbishment programme over the years and leaves the buyer with no more than to kick back and relax. The property is well located for local transport links with Barnehurst train station with walking distance along with many reputable schools and local shops for your everyday essential.

The ground floor of this house offers a formal reception room, a nice cosy living room for the family to gather, with a dining area following on for any guests who wish to dine with you during the week. There is a study/fifth bedroom for any guests who wish to stay the night or relatives who have visited your new home. The kitchen breakfast room is where the noticeable difference is to many other houses on the road. The current owners have created a modern open plan kitchen/breakfast room with picturesque views onto the garden that backs onto Barnehurst golf course. There is a ground floor w/c leaving the ground floor fully equipped for any eventualities.

The first floor offers four bedrooms. The master bedroom offers a Juliet balcony, a walk in wardrobe and a modern en suite shower room. There is also a family bathroom off the hallway.

As previously mentioned the garden backs onto Barnehurst golf course and with the sun shining all day with a south facing garden this would be ideal for those love secluded garden which is mainly laid to lawn.

There is off street parking for a couple of vehicles.



- 1930's Extended Semi Detached
- Four Bedrooms Master With En Suite And Juliet Balcony
- Lounge/Diner
- First Floor Bathroom And Ground Floor W/C
- 1509 SQ FT
- Open Plan Kitchen Breakfast Room With Bi Folding Doors
- Ideal Purchase For Local Buyers
- Garden Backing Onto Barnehurst Golf Course
- Walking Distance To Barnehurst Train Station
- EPC - E 41

