



55 Marlborough Road, Bexleyheath, DA7 4UP

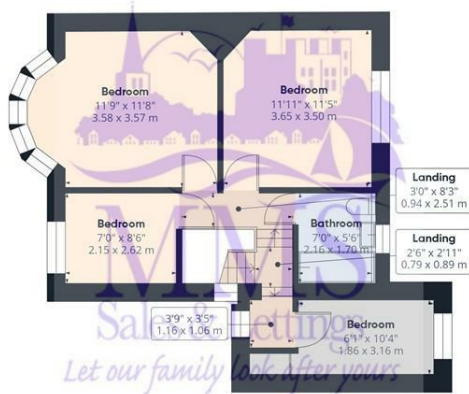
Welcome to Marlborough Road in the charming area of Bexleyheath, where this stunning extended four-bedroom house, originally built in the 1930s, offers a perfect blend of classic elegance and modern living. Spanning an impressive amount of square feet, the property boasts three spacious reception rooms, ideal for both entertaining and family gatherings. Upon entering, you are greeted by a generous entrance hall that leads to a formal lounge, providing a warm and inviting atmosphere. The large lounge diner is just one of the highlights of the home, alongside an impressive kitchen breakfast room that offers convenient access to a cloakroom and a utility room, which in turn leads to the garage. This thoughtful layout ensures that both functionality and comfort are at the forefront of this delightful residence. The first floor comprises four well-proportioned bedrooms, complemented by a family bathroom, making it an ideal space for family living. Externally, the property is equally impressive, with a beautiful rear garden that features a combination of lush lawn and patio areas, perfect for dining al fresco or simply relaxing in the sun. To the front, a driveway accommodates up to three cars, along with access to the garage for added convenience. The location is superb, with local amenities including the picturesque Danson and Stevens Parks, as well as the vibrant Broadway High Street and the renowned Bluewater Shopping Centre. Families will appreciate the proximity to schools for all ages, including the prestigious Fosters Primary School. Additionally, Bexleyheath Station is just a stone's throw away, providing excellent transport links for commuters. This property, with a council tax band of E from Bexley Council, presents a wonderful opportunity for those seeking a spacious family home in a desirable location.

£650,000

- EXTENDED SEMI WITH FOUR BEDROOMS
- FAMILY BATHROOM WITH SMART TV
- FORMAL LOUNGE PLUS LOUNGE DINER
- SPACIOUS KITCHEN BREAKFAST ROOM
- CONVENIENT CLOAK AND UTILITY ROOM
- DRIVE WAY AND GARAGE TO FRONT
- GENEROIOUS REAR GARDEN
- COUNCIL TAX BAND E
- CLOSE TO MANY AMENITIES



Ground Floor



Floor 1

Approximate total area[®]
1321 ft²
122.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>

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