



## 44 Bowness Road, Bexleyheath, Kent, DA7 5AA

- Extended family home
- En suite to master bedroom
- Two reception rooms
- HUGE rear garden
- Floor Area: 1589 sq ft
- Four good size bedrooms
- Large family bathroom
- Extended kitchen/breakfast room
- Call Hunters now to view
- EPC Rating: D

**Offers Over £650,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters estate agents are proud to be the sole selling agents for this IMPRESSIVE extended four bedroom semi detached home, the property is located on Bowness Road which is a sought after location giving you easy access to local schools, shops and transport including being within walking distance to Barnehurst Train Station.

The property has been extended by the current owners, however as the property has such a LARGE rear garden there is tons of further extension potential to the rear and loft area, this would be subject to the normal planning consent from Bexley council but there are many in the area that have done this.

The accommodation on offer comprises of an entrance porch which then leads in to the entrance hall, the lounge/dining room has been made open plan, which not only gives you a great sense of space but also gives you a lot of natural light.

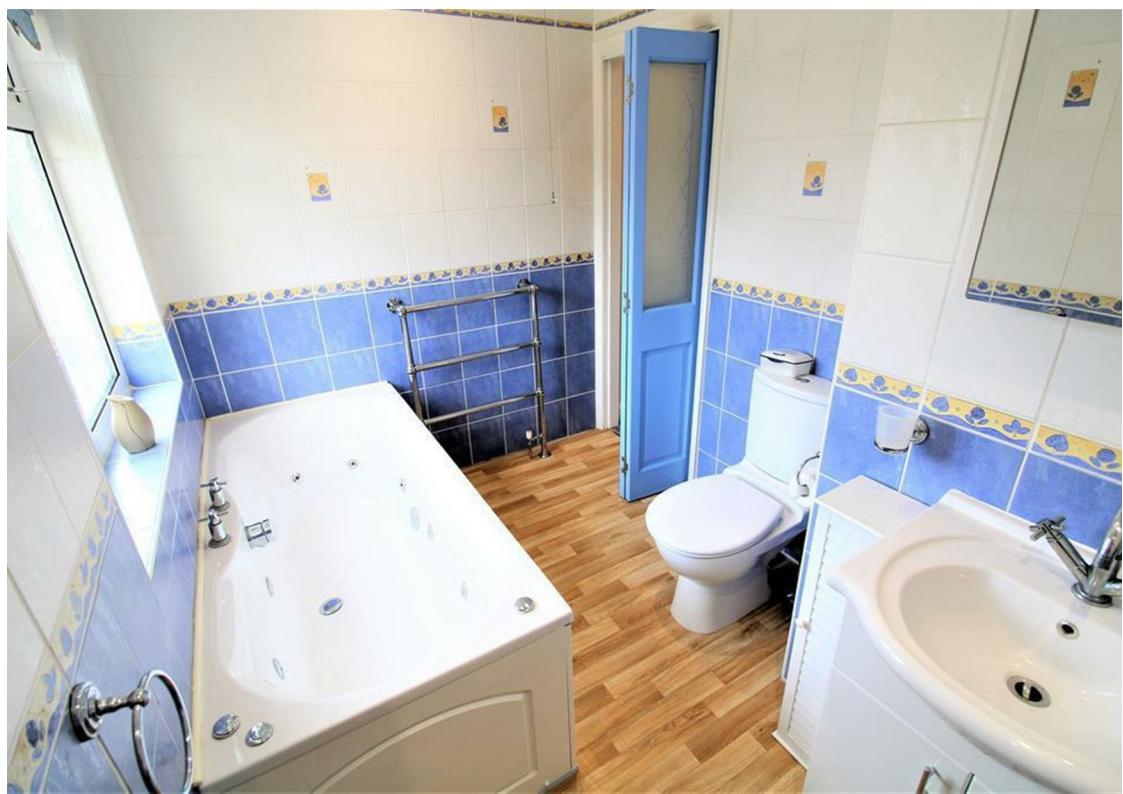
The kitchen/breakfast room is to the rear of the home and has been extended behind the original garage making this a nice size room, also to the ground floor is a very useful WC.

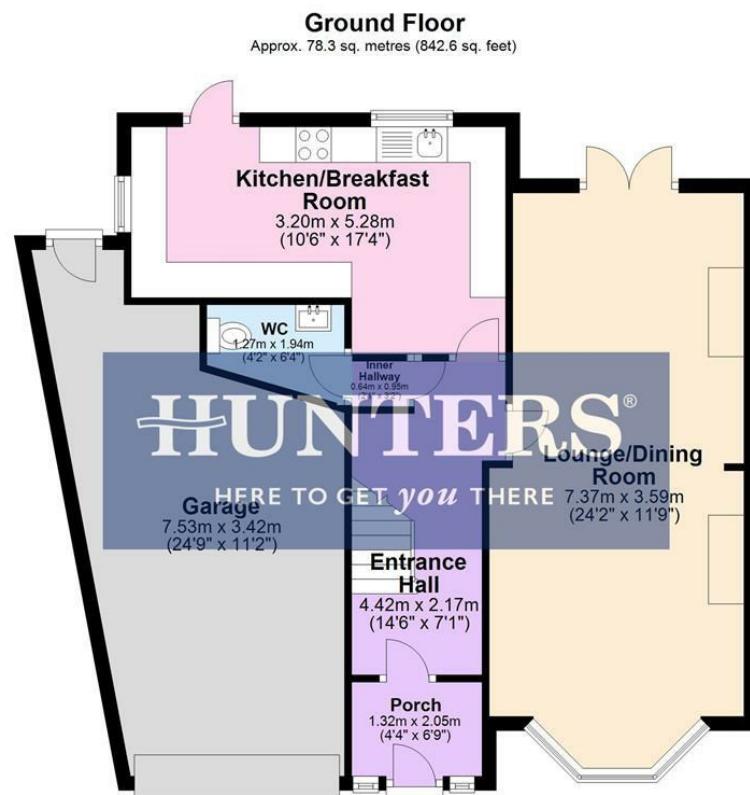
To the first floor there are FOUR GOOD size bedrooms, the master bedroom is a great size and benefits from having an en suite shower room as well as having a LARGE four piece family bathroom.

Externally there is off road parking to the front for 2/3 cars and a HUGE well presented rear garden, this is great to have and is a massive selling point, on top of all this there is also a good size integral garage which will fit a modern day car or could be converted into another reception room or study if preferred.

You won't want to miss out on this chance, so call HUNTERS now to arrange your viewing!



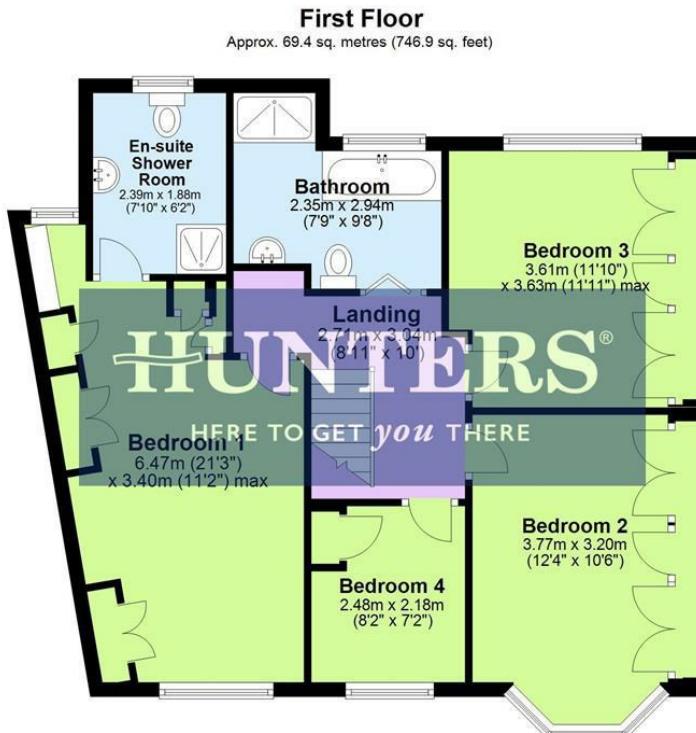




Total area: approx. 147.7 sq. metres (1589.4 sq. feet)

## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		81
(81-91)	<b>B</b>		68
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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