



**LIVERMORES**  
THE ESTATE AGENTS

3 Bedrooms  
House - Semi-Detached  
Located in Bexleyheath  
**£535,000**



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01322 550777



# 61 St. Audrey Avenue

## Bexleyheath Kent DA7 5DA



An attractive three bedroom semi-detached house having been extended and improved by the current owners to provide a fabulous living space with accommodation now comprising, ground floor cloakroom, sitting room, dining area, modern fitted kitchen, and family room with underfloor heating and bi-fold doors leading to an attractive enclosed rear garden. Measuring approx. 60ft long, the garden enjoys a sunny aspect with mature planting. Furthermore, there is a paved patio for entertaining, a summer house providing additional useful space, rear access is also available.

Upstairs comprises three well proportioned bedrooms, together with a recently fitted modern family bathroom. A driveway to the front, provides parking for two cars with an electric charging point. The property also benefits from gas fired central heating and double glazed windows throughout.

Situated a short walk to local shops and amenities, and also within easy reach of Barnehurst Station providing fast routes into London. Families are well catered for in the surrounding area with many highly regarded state and independent schools providing education for all age ranges.

In summary, this is a superb family minded home which offers space and practicality, in an excellent location.





# 61 St. Audrey Avenue

£535,000 Freehold

- EXTENDED & IMPROVED THREE BEDROOM SEMI DETACHED HOUSE
- GENEROUS OPEN PLAN FAMILY LIVING SPACE TO THE GROUND FLOOR
- RECENT GROUND FLOOR EXTENSION TO PROVIDE AN ADDITIONAL RECEPTION ROOM
- BEAUTIFUL REAR GARDEN
- EPC RATING D - COUNCIL TAX BAND D
- VERY WELL PRESENTED
- FAMILY MINDED HOME
- DOWNSTAIRS CLOAKROOM PLUS RECENTLY FITTED MODERN FAMILY BATHROOM
- DRIVEWAY PARKING FOR TWO CARS WITH ELECTRIC CHARGING POINT
- SIMILAR PROPERTIES REQUIRED









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126 Crayford Road  
Crayford  
Kent  
DA1 4ES

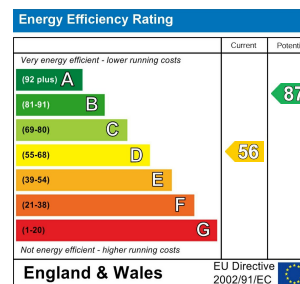
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**Council Tax Band: D**

**Local Authority: Bexley**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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