

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(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	



### Arbutnot Lane

Approximate Gross Internal Area  
 Ground Floor = 62.6 sq m / 674 sq ft  
 First Floor = 44.8 sq m / 482 sq ft  
 Total = 107.4 sq m / 1156 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## ARBUTHNOT LANE BEXLEY DA5 1EN

Offers over £575,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





#### NO CHAIN

Step into the realm of pure charm and refinement with this immaculate 3/4 bedroom semi-detached house, nestled gracefully on a coveted corner plot. A true embodiment of modern living, this home has been thoughtfully extended to the ground floor, with the potential for further expansion, subject to planning, allowing your imagination to soar.

Every detail of this enchanting abode has been carefully considered to cater to your needs, including the much-needed convenience of a downstairs WC and a utility room, elevating everyday living to sheer bliss. As you explore further, be enchanted by the kitchen diner to the rear, where culinary delights are crafted and cherished memories are made, a space where warmth and togetherness thrive.

The allure continues upstairs, where all three bedrooms unveil their generous dimensions, each offering a haven of comfort and tranquility, truly fit for a modern family. Adorning this floor is a stunning bathroom, a true oasis of elegance, inviting you to indulge in moments of pure relaxation and self-care.

Location couldn't be more perfect, with the esteemed Upton Primary School and Townley Grammar for Girls close at hand, providing a world-class education for young minds to flourish. The vibrant Bexleyheath Shopping Centre stands nearby, beckoning with its array of retail therapy and entertainment. Commuters will delight in the great access to the A2 motorway, paving the way for seamless journeys to near and far destinations. The popular Bexley village is also just a short stroll away, which offers a great variety of shops, restaurants and an ideal commute into London.

Welcoming you with a driveway to the front, accommodating a few vehicles, this residence opens its doors to endless possibilities, inviting you to bask in the splendor of an idyllic family home. A haven of elegance, charm, and potential, this corner plot sanctuary awaits your presence, ready to create a lifetime of cherished moments and boundless joy.

4 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## ARBUTHNOT LANE

BEXLEY DA5 1EN

- THREE/FOUR BEDROOM SEMI DETACHED
- IMMACULATE CONDITION THROUGHOUT
- EXTENDED TO GROUND FLOOR
- DOWNSTAIRS WC/UTILITY ROOM
- CLOSE TO UPTON PRIMARY AND TOWNLEY GRAMMAR SCHOOL FOR GIRLS
- COMPLETE CHAIN AHEAD
- EPC- TBC
- SQ FT - 1,156
- COUNCIL TAX BAND E
- BORDERS OF BOTH BEXLEY AND BEXLEYHEATH

