



- \* OPEN PLAN LIVING \* GOOD SIZED GARDEN \*
- \* OFF ROAD PARKING \* GARAGE TO SIDE \* MODERN FITTED KITCHEN \*
- \* FAMILY BATHROOM \* THREE BEDROOMS \*
- \* CLOSE TO SCHOOLS \* CLOSE TO LOCAL AMENITIES \*
- \* VIEWING HIGHLY RECOMMENDED \*



Village Estates are delighted to present to the market this spacious and very well presented three bedroom family home. Situated in a popular location within easy reach of excellent primary and grammar schools. Also very close to local shops, amenities and motorway links viewing comes highly recommended...



### EPC RATING D



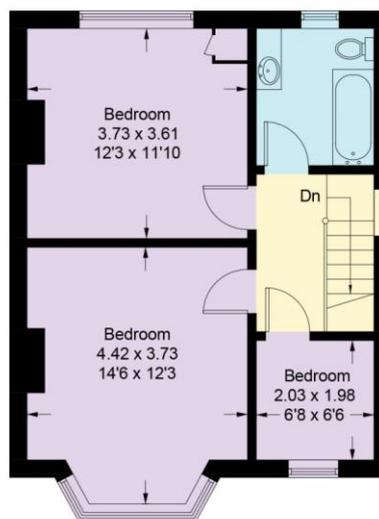
**Ground Floor**

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.

Produced by Planpix on behalf of Village Estates (ID795107)

### Arbuthnot Lane, Bexley, DA5

Approximate Gross Internal Area  
96.2 sq m / 1035 sq ft  
Garage = 7.7 sq m / 83 sq ft  
Total = 103.9 sq m / 1118 sq ft



**First Floor**

We understand this property is Freehold.

### VIEWING:

Via **Village Estates** on 01322 522111

**Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm**

### SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on

01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.