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**\* STUNNING FIVE BEDROOM EXECUTIVE HOUSE \***

**SITUATED IN A GATED DEVELOPMENT \* LARGE LIVING ROOM**

**BEAUTIFUL OPEN PLAN KITCHEN/DINING/LIVING \***

**\*DOUBLE DETACHED GARAGE TO SIDE \* RESIN DRIVE WITH PARKING FOR 5/6 CARS \***

**\* GOOD SIZED REAR GARDEN \* TWO EN-SUITES PLUS FAMILY BATHROOM \***

**\* SEPARATE RECEPTION ROOM/OFFICE \* OUTBUILDING CURRENTLY USED AS GYM \***



**8 Manor Gate Lane,  
DA2 7EW**

**£1,250,000**

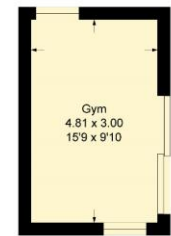
Village Estates are delighted to present to the market this **SIMPLY STUNNING FIVE BEDROOM, THREE BATHROOM** executive detached family home. Positioned in a gated development within easy reach of local schools, amenities and motorway links. This property offers open plan family living accommodation and has been finished to a very high standard throughout. Internal viewing is simply a must....



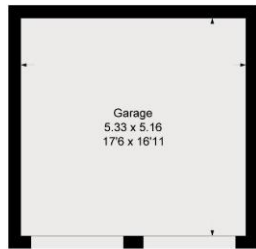
**EPC RATING C**  
**COUNCIL TAX BAND G**

**Manor Gate Lane, DA2**

Approximate Gross Internal Area = 209.5 sq m / 2256 sq ft  
 Garage = 27.5 sq m / 296 sq ft  
 Outbuilding = 14.4 sq m / 155 sq ft  
 Total = 251.5 sq m / 2707 sq ft



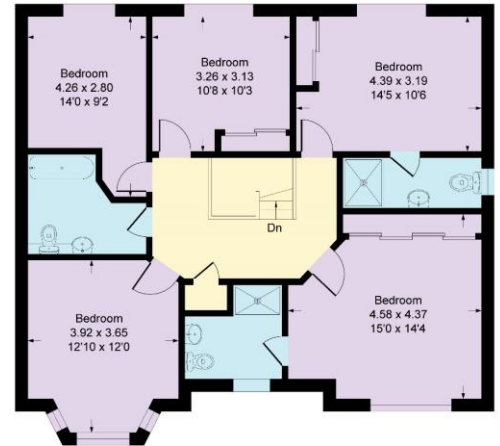
Outbuilding



Garage



Ground Floor



First 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

We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**  
**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.