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\* DETACHED BUNGALOW \* THREE BEDROOMS \*

\* OPEN PLAN KITCHEN DINER \* SEPARATE LIVING ROOM \*

\* APPROX 100FT SUNNY ASPECT GARDEN \* GARAGE TO SIDE \*

\* OFF ROAD PARKING TO FRONT \* QUIET LOCATION \*

\* MODERN THROUGHOUT \* VIEWING ADVISED \*



69 Cold Blow Crescent  
Bexley, DA5 2DR

Guide Price £700,000-£725,000

Village Estates are delighted to present to the market this spacious and extended **THREE BEDROOM DETACHED BUNGALOW**. Situated in a sought after Crescent within easy reach of Bexley Village, local schools and amenities. Offering spacious accommodation, modern kitchen and bathroom, approx. 100ft sunny aspect garden, garage and driveway. Internal viewing comes highly recommended....



**EPC RATING C**  
**COUNCIL TAX BAND F**

**Cold Blow Crescent, DA5**

Approximate Gross Internal Area = 98.5 sq m / 1061 sq ft  
Outbuilding = 20.9 sq m / 225 sq ft  
Garage = 8.8 sq m / 93 sq ft  
Total = 128.0 sq m / 1379 sq ft



**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

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.