



- \* EXTENDED FOUR BEDROOM FAMILY HOME \* CLOSE TO DANSON PARK \***
- \* EXCELLENT SCHOOL CATCHMENT \* SPACIOUS RECEPTION ROOM \***
- \* UTILITY ROOM OFF KITCHEN \* OPEN PLAN KITCHEN/DINER \***
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM \***
- \* GOOD SIZED REAR GARDEN \* SPACIOUS ENTRANCE HALLWAY \***
- \* OFF ROAD PARKING TO FRONT \***



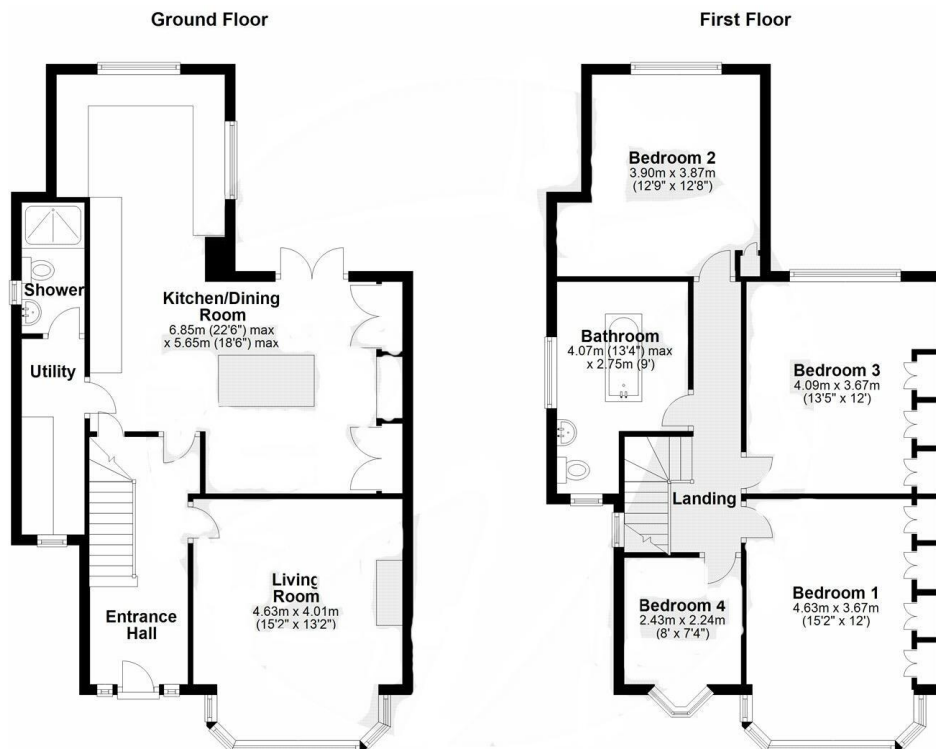
**5 Wellington Road**  
**Bexley, DA5 1DH**

**Guide Price £675,000-**  
**£700,000**

**Village Estates are delighted to offer to the market this spacious FOUR BEDROOM FAMILY HOME positioned in a sought-after location within easy reach of Danson Park and excellent primary and secondary schools. This family home is superbly presented throughout and offers an open plan kitchen/dining/living space with a separate reception room, utility room, good sized garden plus two bathrooms. Internal viewing is simply a must.....**



**EPC RATING C  
COUNCIL TAX BAND E**



Total area: approx. 136.5 sq. metres (1469.7 sq. feet)

Please note that this is for illustration purposes only and should not be used as an exact representation of the property. All measurements are approximate.  
Plan produced using PlanUp.

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.