



*** THREE DOUBLE BEDROOMS * GROUND FLOOR BEDROOM/OFFICE ***

*** SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING ***

*** OFF ROAD PARKING TO FRONT * GROUND FLOOR W/C ***

*** SEPARATE RECEPTION ROOM TO FRONT * CLOSE TO LOCAL AMENITIES ***

*** FAMILY BATHROOM * CLOSE TO LOCAL PRIMARY & SECONDARY SCHOOLS ***



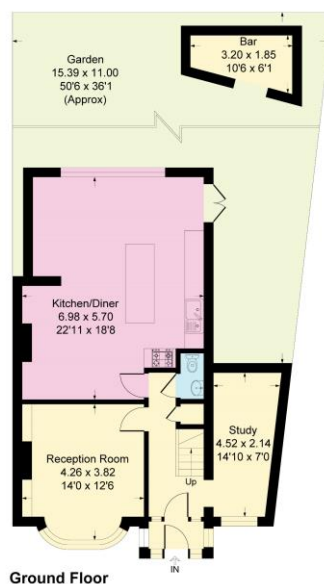
3 Arbuthnot Lane
Bexley, DA5 1EH

£600,000

Welcome to this beautifully presented three double bedroom semi-detached house located on the sought-after Arbuthnot Lane. This home is ideally situated within close proximity to local schools and amenities, making it perfect for families and professionals alike. This property offers a spacious open-plan kitchen/living room, designed to create a warm and inviting atmosphere. The modern kitchen offers ample counter space, making it a delight for any home chef. The adjoining living area is perfect for both relaxation and entertaining. The three generously sized double bedrooms offer versatility and comfort, providing ample space for family members or guests. Outside, the property boasts a well-maintained garden, ideal for outdoor activities. There is also off-street parking available, adding to the convenience of this delightful home. With its prime location, modern amenities.



EPC RATING D
COUNCIL TAX BAND E



Arbuthnot Lane, DA5

Approximate Gross Internal Area
125.4 sq m / 1351 sq ft
Outbuilding = 4.5 sq m / 49 sq ft
Total = 129.9 sq m / 1400 sq ft



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, 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.