



**\* IMMACULATELY PRESENTED \***

**\* MODERN GROUND FLOOR SHOWER ROOM AND 1ST FLOOR WC \***

**\* RE-WIRED \* APP CONTROLLED LIGHTING \* PLANTATION SHUTTERS \***

**\* SPACIOUS GARDEN ROOM WITH AIR CONDITIONING \***

**\* SOUTH WESTERLEY ASPECT GARDEN \***

**\* OFF STREET PARKING \* COMBI BOILER \* UNDERFLOOR HEATING \***



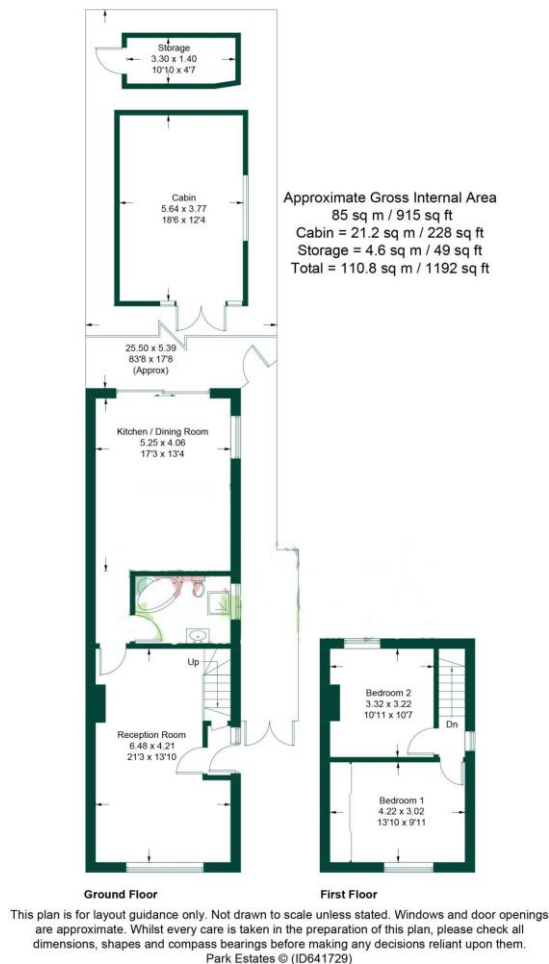
**45 Tile Kiln Lane**  
Bexley, DA5 2JE

**£490,000 - £510,000**

Village Estates are delighted to present to the market this beautifully presented home. Boasting many features including app controlled lighting, under floor heating to the modern kitchen, plantation shutters and an air conditioned garden room. Further benefits include off street parking, a south westerly aspect garden, a modern ground floor shower room and a first floor wc. This immaculate home deserves early attention.



**EPC RATING D**  
**COUNCIL TAX BAND D**



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.