



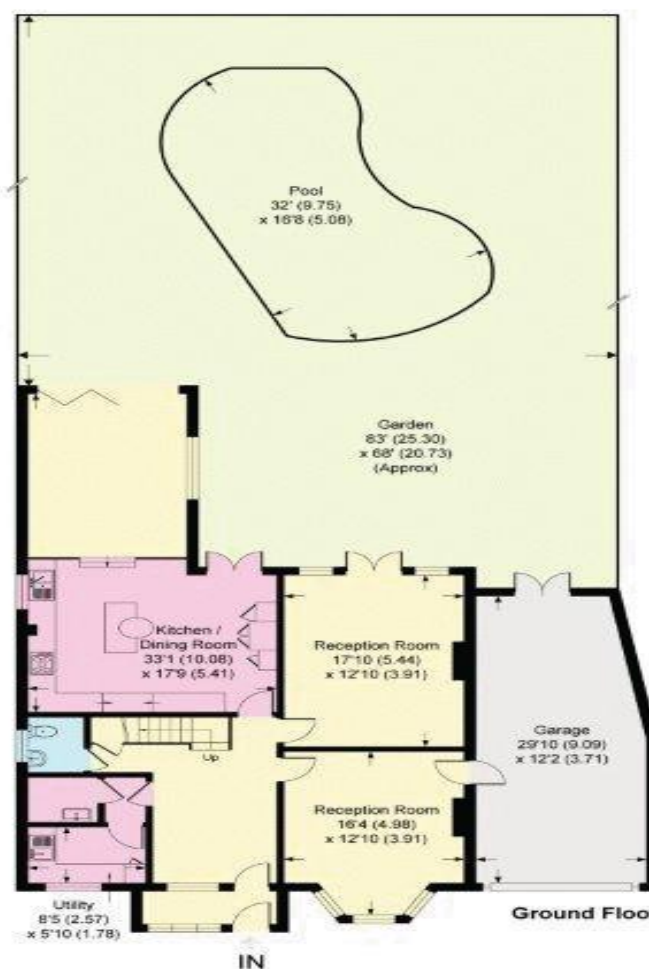
= Restricted headroom

North Cray Road, DA5

Approximate Gross Internal Area = 240.6 sq m / 2590 sq ft
 Approximate Garage Internal Area = 31.8 sq m / 343 sq ft
 Approximate Total Internal Area = 272.4 sq m / 2933 sq ft
 (excludes restricted head height)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	79 C
39-54	E		
21-38	F		
1-20	G		



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

A unique opportunity to purchase a large five bedroom detached house, occupying a substantial 2.5 acre plot reaching as far as Bexley Cricket Club. A superb family home, the property is located just a short walk from Old Bexley Village, with convenient access to popular local schools, restaurants, shops, Bexley Station and all other transport links. The property offers spacious living accommodation, set out over three levels, comprising of entrance porch, large entrance hall, two reception rooms, utility room, ground floor wc and a fitted kitchen / dining and living area. To the first floor there is a family bathroom, separate wc and four bedrooms - one of which has a dressing room. To the 2nd floor there is a master bedroom, ensuite and 'Juliette' balcony with views overlooking impressive grounds to the rear. Additional benefits to note include a heated swimming pool and entertainment area to the rear, double glazing, gas central heating, CCTV, ample off street parking via in and out driveway and a garage. Viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: G

