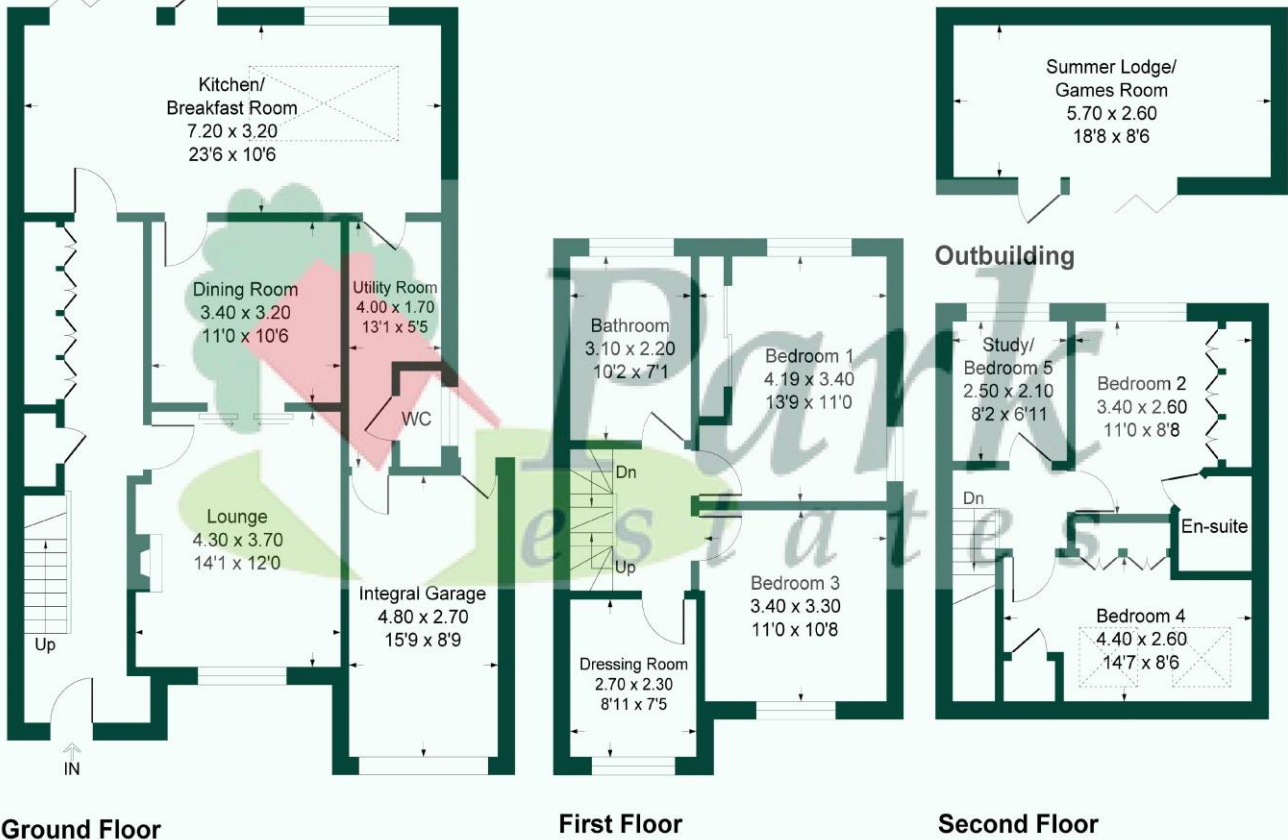




### Arcadian Avenue

Approximate Gross Internal Area = 150.1 sq m / 1615 sq ft  
Summer House = 14.7 sq m / 159 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 177.6 sq m / 1912 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		



Park Estates are delighted to offer onto the market this stunning five / six bedroom extended character semi detached house. This gated abode is located within a popular road, within walking distance of a selection of popular local schools, Bexley Village, Bexley Station and all other transport links. Beautifully presented throughout, the property offers generous and versatile living accommodation comprising of entrance hall, two reception rooms - one being used as a bar / entertainment area, luxury fitted kitchen / diner, utility room, ground floor wc and an integral garage. To the first floor there is a luxury fitted bathroom, two bedrooms and a dressing room / former bedroom. A further three bedrooms - one with ensuite are located on the 2nd floor. In addition the property benefits from a large outbuilding with hot tub, landscaped rear garden, gated resin driveway with off street parking, double glazing, gas central heating, bi-folding doors, and CCTV. Viewing is highly recommended to fully appreciate this excellent family home.

Local Authority: Bexley  
Council Tax Band: E

