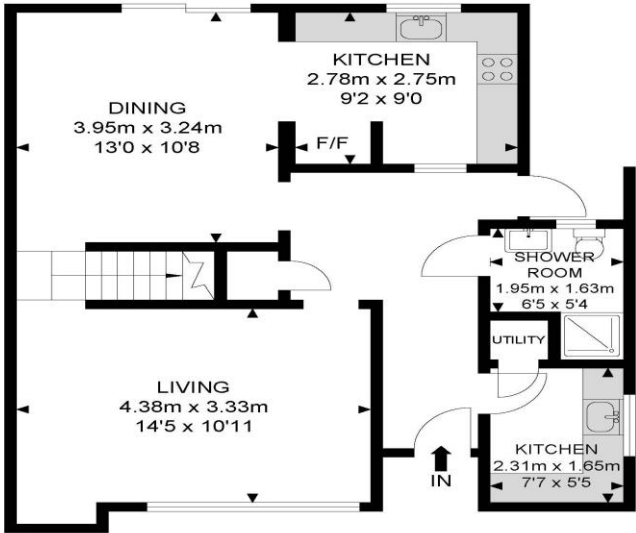
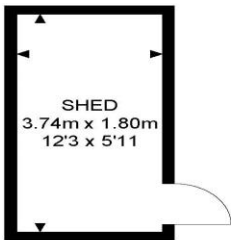




Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	57  D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 617.84 SQ FT / 57.40 SQM  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.



An immaculately presented four bedroom detached house, offered chain free and just a short walk to Bexley Village and two mainline stations. The layout of the ground floor is contemporary open plan living / kitchen / dining, with added bonus of a second closed kitchen / utility which can be converted to an office. There is also a shower room on the ground floor. There is a generous south facing rear garden with a patio area and large storage shed with a side gate providing access to the front garden. Upstairs there is a family bathroom and four good size bedrooms - three doubles with ample storage and a fourth small double bedroom is ideal for home office space.

Features: - Built in storage in ground floor and three bedrooms - designer fixtures and fittings. - Large sunny garden - Side gate to front garden - Fully renovated by property development company - New certified electric wiring - New plumbing - Garage en bloc. - Great deal of floor space and storage compacted into its deceptive front elevation.

Situated in a beautiful glade just off Camden Road, we understand this property's garden may be one of the largest within the glade with added bonus of a side garden gate from back to front garden. Located within the pretty village of Bexley, with a great selection of small independent family run stores, quaint pubs and restaurants. There are plenty of green spaces nearby, including Bexley Woods, a nice woodland with a stream running through it, and you are only a short drive away from 'Five Arches' - ideal for a scenic stroll or for walking the dog. There are various schools nearby including Upton Primary, Townley Grammar and BETHS Grammar - all within one mile. The property is within walking distance of two mainline stations - Bexley and Albany Park, with frequent trains into the heart of London (Charing Cross and Cannon Street - 31 minutes away).

Local Authority: Bexley  
Council Tax Band: F

