









60-62 High Street, Bexley, Kent DA5 1AH bexley@parkestates.co.uk www.parkestates.co.uk

Briar Road, DA5 Approximate Gross Internal Area 88.4 sq m / 952 sq ft Garage = 13.9 sq m / 150 sq ft Total = 102.2 sq m / 1102 sq ft Garage 5.30 x 2.63 175 x 8'8 Reception/ Dining Road 7.85 x 3.50 7.85 x 3.50 25'9 x 11'6 Ground Floor IN First Floor

is 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

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.

A beautifully presented three-bedroom detached home, peacefully situated on a sought-after and quiet road within the Joydens Wood area. Ideally positioned for families, the property enjoys convenient access to a selection of highly regarded schools including Joydens Wood Primary, Maypole, Wilmington Grammar and Academy, alongside nearby shops and excellent transport links. This fantastic family residence offers generous and well-balanced accommodation, comprising an entrance porch, welcoming hallway, a modern fitted kitchen, and a spacious reception room ideal for both relaxing and entertaining. Upstairs, a bright and airy landing leads to a family-sized bathroom and three well-proportioned bedrooms. The property also presents exciting potential for extension, subject to the necessary planning consents. Further benefits include a garage, off-street parking, double glazing, gas central heating, and attractive front and rear gardens.

Local Authority: Dartford Council Tax Band: E

















