



57, Arbuthnot Lane, Bexley DA5 1EH
Guide Price Range £500,000 - £575,000



Guide Price £500,000-£525,000 Chain free and offering excellent scope for transformation, this spacious three-bedroom extended semi-detached home presents an ideal opportunity for buyers looking to modernise and create a large, contemporary family residence. Offered onto the market for the first time since 1936 having been owned within the same family for three generations. The property is superbly positioned for a range of well-regarded schools—including several primary schools, Townley Grammar and Beths Grammar—as well as Bexleyheath Shopping Centre, Bexley Village, Bexley Woods, local bus routes and wider transport links. The current layout includes an entrance porch, welcoming entrance hall, fitted kitchen/breakfast room and two generous reception rooms. Upstairs, there are three well-proportioned bedrooms, a family bathroom and a separate WC. Externally, the home benefits from both front and secluded rear gardens, with the front providing off-street parking for two to three cars. Additional features include double glazing and gas central heating. With its generous plot and clear potential for further extension (subject to planning), this property represents an exciting opportunity to create a bespoke modern family home.

Local Authority: Bexley
Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

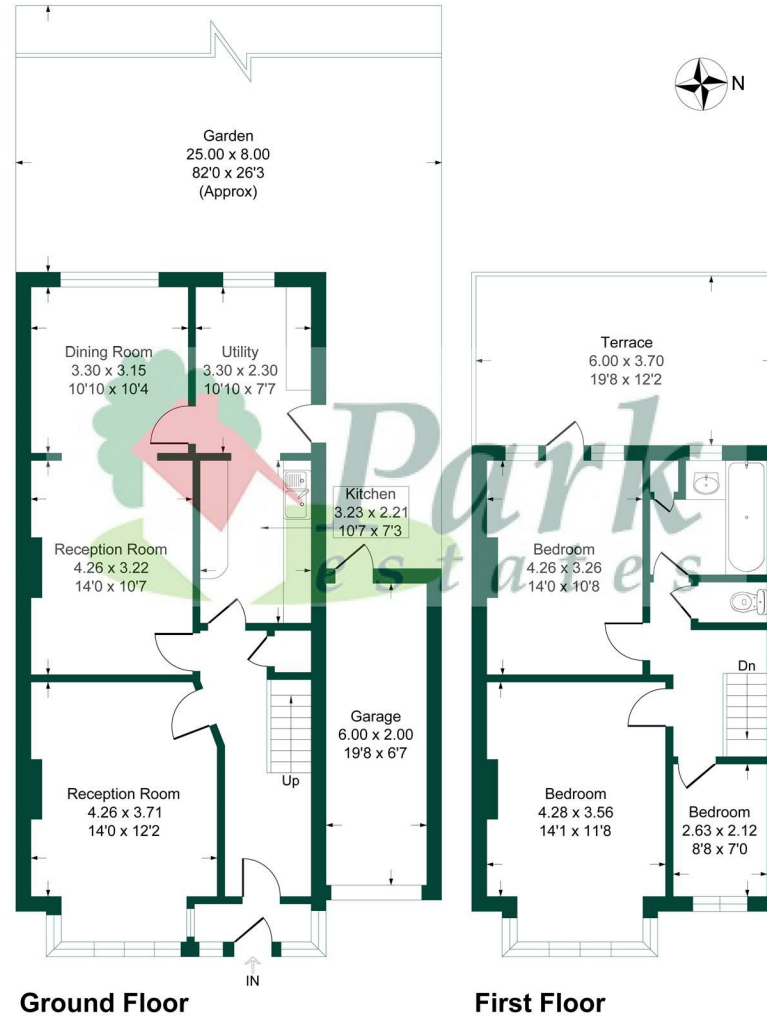
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Approximate Gross Internal Area = 122.7 sq m / 1321 sq ft
Summer House = 12.0 sq m / 129 sq ft
Total = 134.7 sq m / 1450 sq ft



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

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.