

59, Arbuthnot Lane, Bexley DA5 1EH
Asking Price £625,000

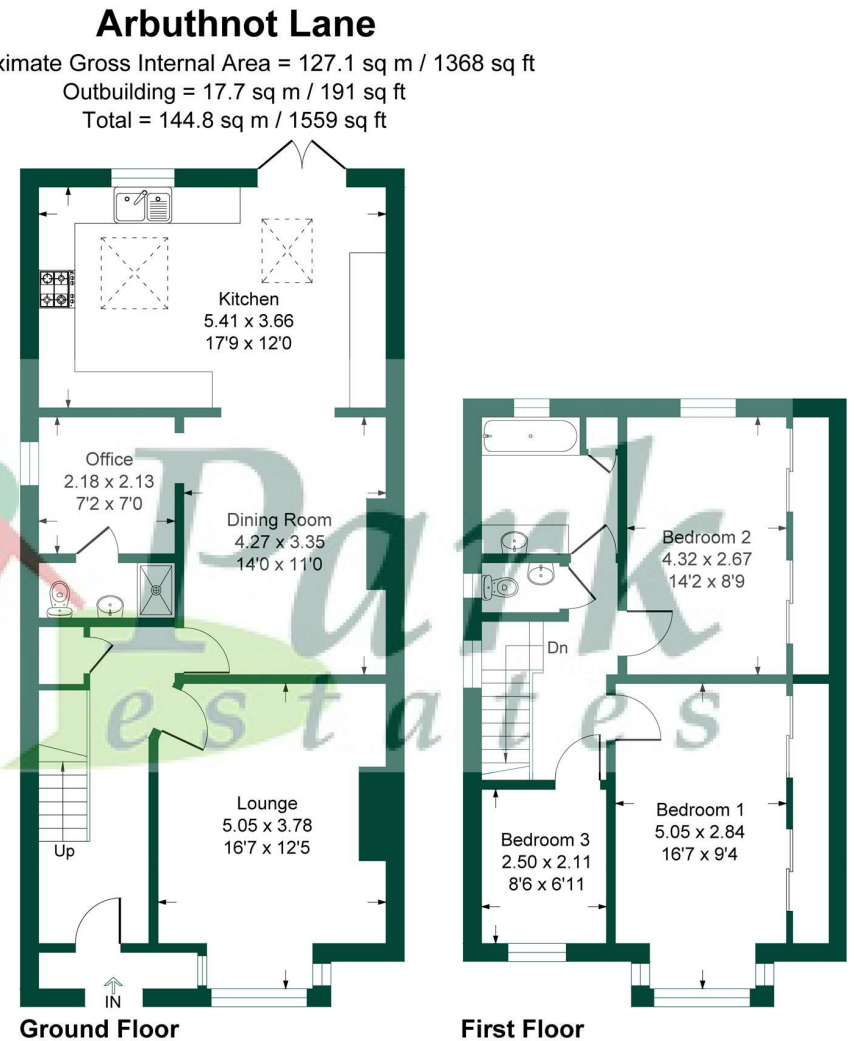
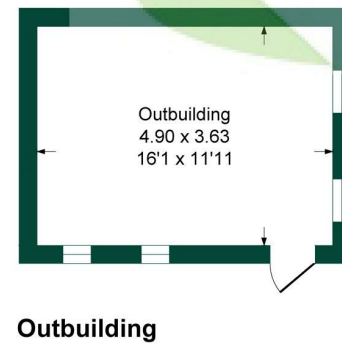


Park Estates are delighted to offer onto the market this larger than average three bedroom extended semi detached house, ideally positioned for a selection of highly regarded primary and secondary schools including Townley Grammar, Bexley Grammar and BETHS Grammar, as well as Broadway Shopping Centre, Old Bexley Village with a good selection of restaurants, bars, independent shops and excellent transport links. A fantastic family home, the property provides generous and versatile living accommodation throughout. The ground floor comprises an entrance porch, entrance hall, one reception room, and an impressive open plan fitted kitchen/dining and living space, study and a modern ground floor shower room. To the first floor, there is a family bathroom, separate WC, and three well proportioned bedrooms two of which benefitting from fitted wardrobes. Externally, the property features both front and rear gardens. The front offers off street parking, while the secluded rear garden benefits from a high quality, versatile outbuilding—ideal for entertaining, home office use, or a games room. Additional benefits include a newly installed heat pump, double glazing, and further potential to extend (subject to the relevant planning permissions), making this an excellent opportunity for those seeking a spacious and future proof family home. Viewing is highly recommended.

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		79
(39-54)	E	66	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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