



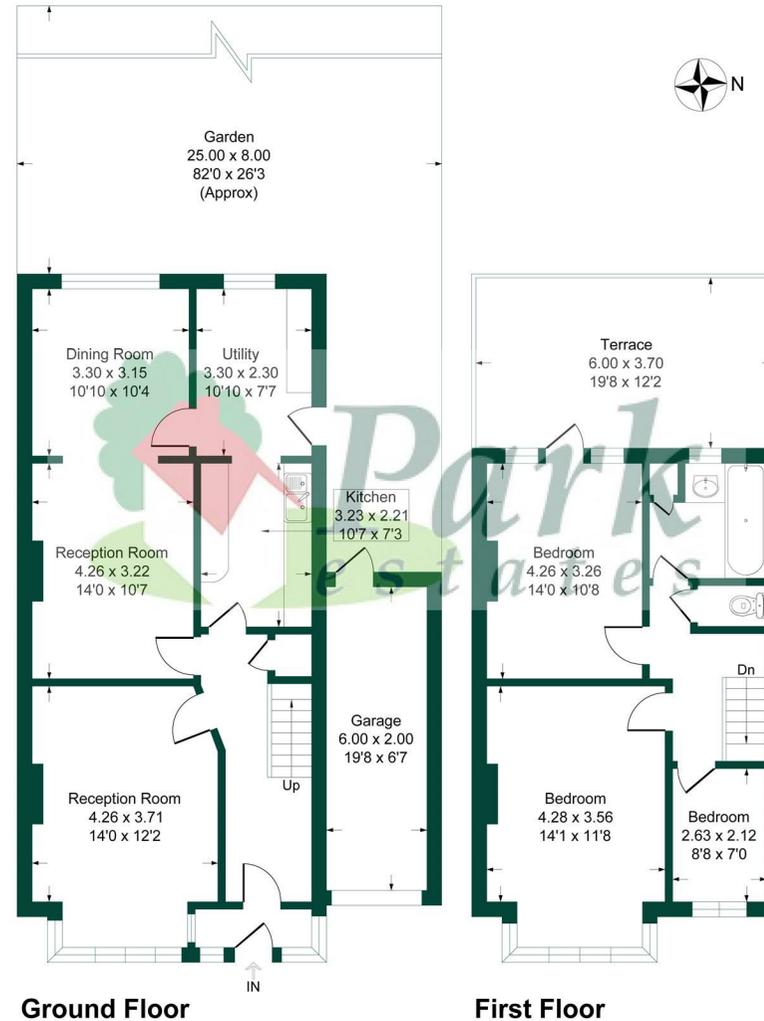
57, Arbuthnot Lane, Bexley DA5 1EH
Asking Price £575,000



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.

Arbuthnot Lane, DA5

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



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	
67	73
EU Directive 2002/91/EC	
England & Wales	

01322 553322

60-62 High Street, Bexley, Kent DA5 1AH

bexley@parkestates.co.uk
 www.parkestates.co.uk

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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