



66, North Cray Road, Bexley DA5 3LZ  
Guide Price £750,000 - £775,000



Guide Price £750,000-£775,000 Located just a short walk from the highly sought after Old Bexley Village, with effortless access to its popular local amenities, is this well presented five bedroom semi detached period home. The village offers an excellent selection of restaurants, bars, well regarded primary and secondary schools including Grammar Schools, as well as Bexley Station, bus routes and superb transport links. A fantastic family home, the property offers generous and versatile accommodation arranged over three levels. The ground floor comprises an entrance porch, welcoming entrance hall, two reception rooms, a fitted kitchen, ground floor WC and a utility room. The first floor features three double bedrooms and a luxury family bathroom complete with a roll top bath. The top floor provides a further two bedrooms and a modern shower room, creating ideal space for older children, guests or a home office suite. Externally, the property continues to impress. To the front there is off street parking, while the large, secluded rear garden enjoys pleasant views across open fields where llamas can often be seen grazing, adding a unique charm to the setting. The garden offers multiple entertaining areas along with an outbuilding, perfect for working from home, a studio or an additional entertainment space. Additional benefits include double glazing, gas central heating with new boiler fitted within the last twelve months, fitted shutters, double glazed sash windows and a number of original character features. Viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

Local Authority: Bexley  
Council Tax Band: D

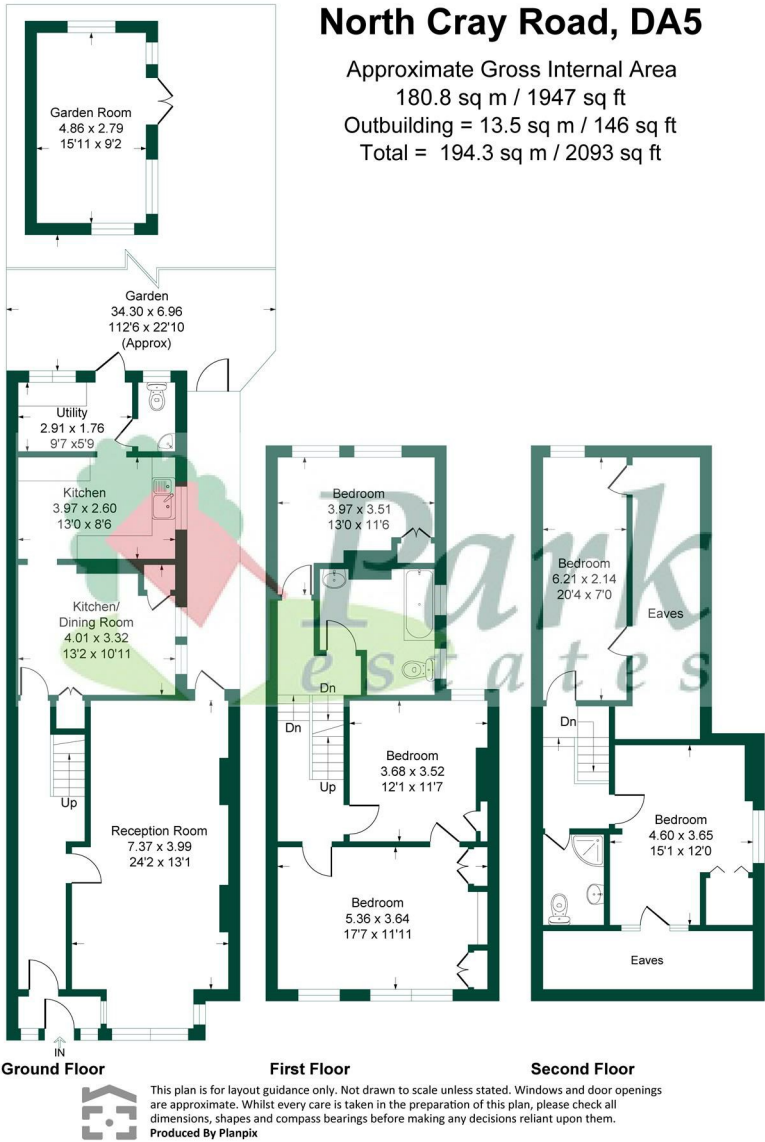


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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| 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 |           |



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.