



140, Glenhurst Avenue, Bexley DA5 3QN  
Guide Price £900,000 - £925,000



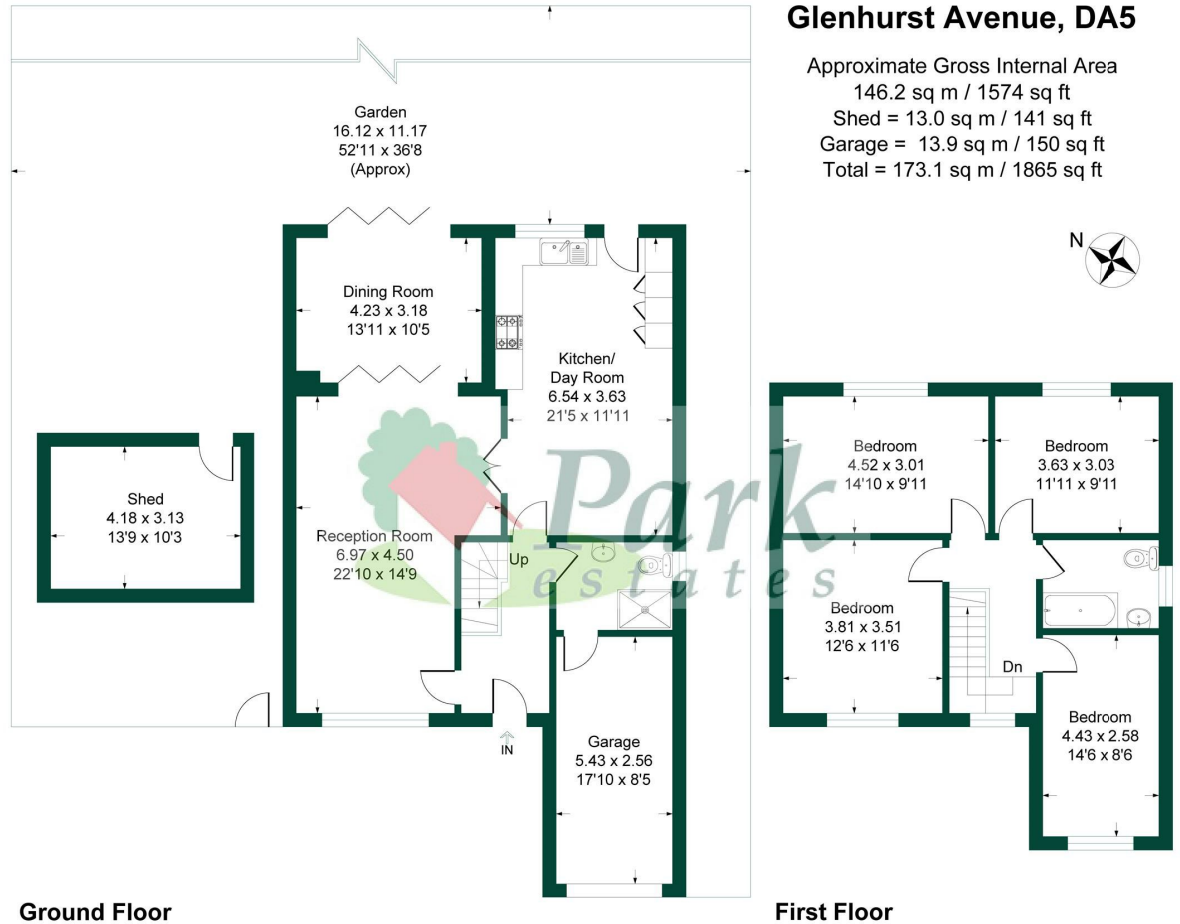
Guide Price: £900,000 - £925,000

Park Estates are delighted to present this beautifully appointed four bedroom detached home, enviably positioned on one of Bexley's most sought after roads and just a short walk from Old Bexley Village. The location offers exceptional convenience, with easy access to a wide range of local amenities including well regarded primary and secondary schools, popular Grammar schools, independent shops, restaurants, bars, Bexley Station and excellent transport links. A superb family home, the property offers generous and versatile accommodation throughout. The ground floor comprises a welcoming entrance hall, a newly fitted shower room, two spacious reception rooms, and a newly installed kitchen/day room designed for modern family living. To the first floor, a bright landing leads to a newly fitted family bathroom and four well proportioned bedrooms. Occupying a generous corner plot, the property offers exciting potential to extend (subject to the relevant planning permissions). Externally, there is a front garden with off street parking, an integral garage, and a secluded rear and side garden providing excellent outdoor space. Additional benefits include double glazing and gas central heating. Viewing is highly recommended to appreciate the quality, setting and potential of this impressive home.

Local Authority: Bexley  
Council Tax Band: G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	



### Glenhurst Avenue, DA5

Approximate Gross Internal Area  
146.2 sq m / 1574 sq ft  
Shed = 13.0 sq m / 141 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 173.1 sq m / 1865 sq ft

Ground Floor

First Floor



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

# 01322 553322

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

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

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.