



- * CHAIN FREE * OFF ROAD PARKING *
- * GARAGE TO SIDE * DOWNSTAIRS W/C * UTILITY ROOM *
- * POTENTIAL TO EXTEND (STPP) * EPC GRADED D *
- * COUNCIL TAX BAND E *



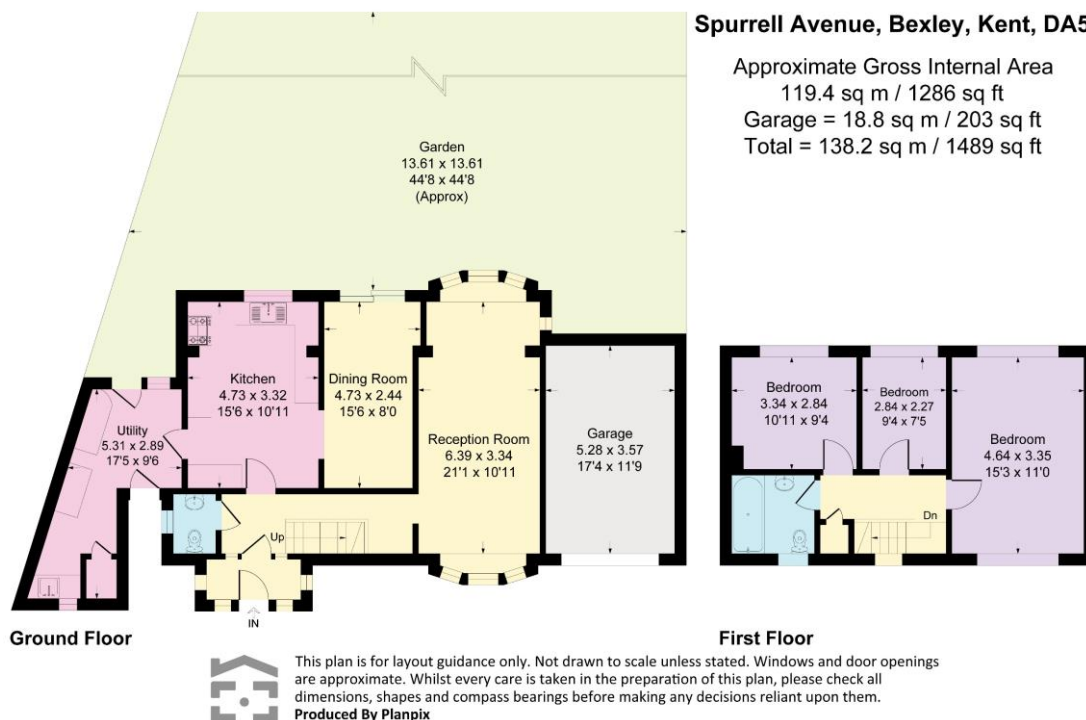
68 Spurrell Avenue
Bexley, DA5 2EX

**Guide Price £575,000-
£600,000**

Set in the highly desirable area of Joydens Wood, this spacious three-bedroom detached house offers an exciting opportunity for buyers looking to create their ideal family home. While the property would benefit from modernisation, it offers a huge amount of potential to add your own mark, with scope for extensions and possible garage conversion, subject to the necessary planning permissions and consents. The accommodation currently includes three bedrooms, a utility room and downstairs WC, while outside there is a garage and off-road parking for multiple vehicles — a particularly valuable feature for families. Being offered chain free, this is a rare opportunity to secure a detached home in a sought-after location and transform it into something truly special. With its generous potential, excellent parking and desirable Joydens Wood setting, this property is sure to attract considerable interest and should be viewed to fully appreciate what it has to offer.



EPC RATING D
COUNCIL TAX BAND E



We understand this property is Freehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm
SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.