

56, Shirley Avenue, Bexley DA5 3AZ  
Guide Price £700,000



Guide Price: £700,000 - £750,000

Park Estates are delighted to present this stunning four bedroom extended end of terrace home, enviably positioned on a popular residential road just a short walk from Albany Park Station, local shops, restaurants, bars, well regarded primary and secondary schools, Danson Park, Bexley Woods and excellent transport links. Beautifully extended and refurbished throughout, the property has been thoughtfully redesigned to create a contemporary family home with stylish, versatile accommodation. The ground floor comprises an inviting entrance hall, ground floor WC, a separate reception room, and a truly impressive open plan kitchen/dining/living space to the rear. This luxury fitted kitchen features an island unit and flows seamlessly into the living area, with striking bi folding doors opening onto the secluded rear garden — perfect for modern family living and entertaining. To the first floor, a spacious landing leads to a modern family bathroom and four well proportioned bedrooms, including a superb master bedroom with en suite shower room. Externally, the property benefits from a resin driveway providing off street parking, and a generous, secluded rear garden ideal for families and outdoor entertaining. Additional features include double glazing, underfloor heating to the ground floor, gas central heating, and stylish Crittall style internal doors. Early viewing is highly recommended to fully appreciate the quality and design of this exceptional family home.

Local Authority: Bexley

Council Tax Band: D



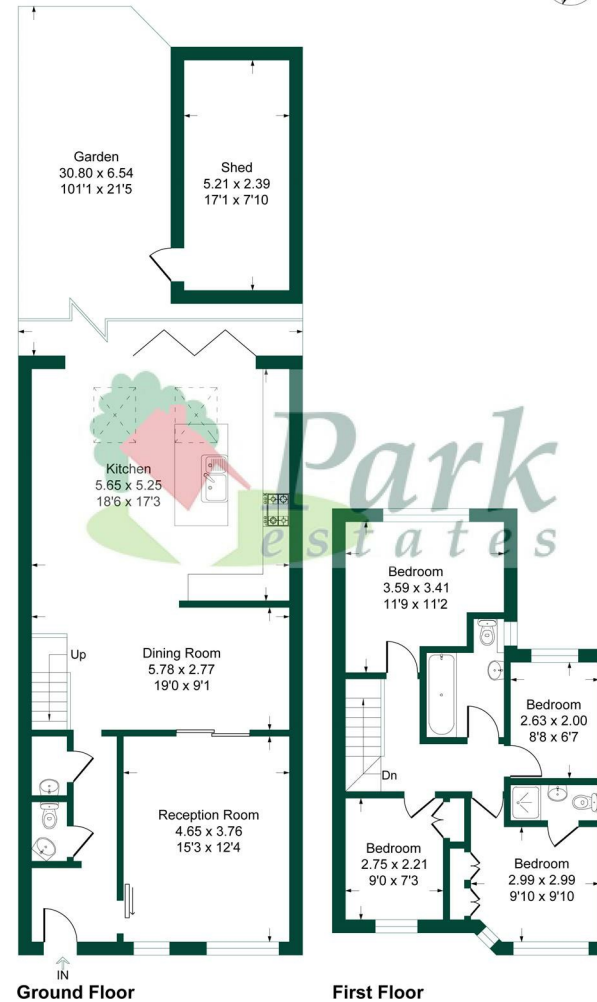
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## Shirley Avenue, DA5

Approximate Gross Internal Area = 121.8 sq m / 1312 sq ft  
Outbuilding = 12.4 sq m / 134 sq ft  
Total = 134.2 sq m / 1446 sq ft



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 Planfix

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.