



7c, Wansunt Road, Bexley DA5 2DF  
Asking Price £1,150,000





Park Estates are delighted to present this spacious four bedroom detached residence, set on a generous plot within one of Bexley's most sought after roads. Ideally positioned just a short walk from Old Bexley Village, the property enjoys convenient access to its array of restaurants, shops, bars and highly regarded primary and secondary schools, including Wilmington Grammar/Academy schools. Bexley Station and a range of transport links are also close by. This fantastic family home offers extensive and versatile accommodation comprising an entrance porch, entrance hall, ground floor WC, boot room, kitchen, three reception rooms, utility room and a lobby area leading to an integral double garage. To the first floor, a spacious landing provides room for a study area and leads to a family bathroom and four well proportioned bedrooms, with the master benefitting from a large en suite bathroom. Externally, the property features a good sized front garden with ample off street parking, along with a superb 147ft rear garden. Additional benefits include double glazing, gas central heating and the advantage of no forward chain. Viewing is highly recommended to fully appreciate this excellent opportunity to acquire a substantial family home in an enviable location.

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                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

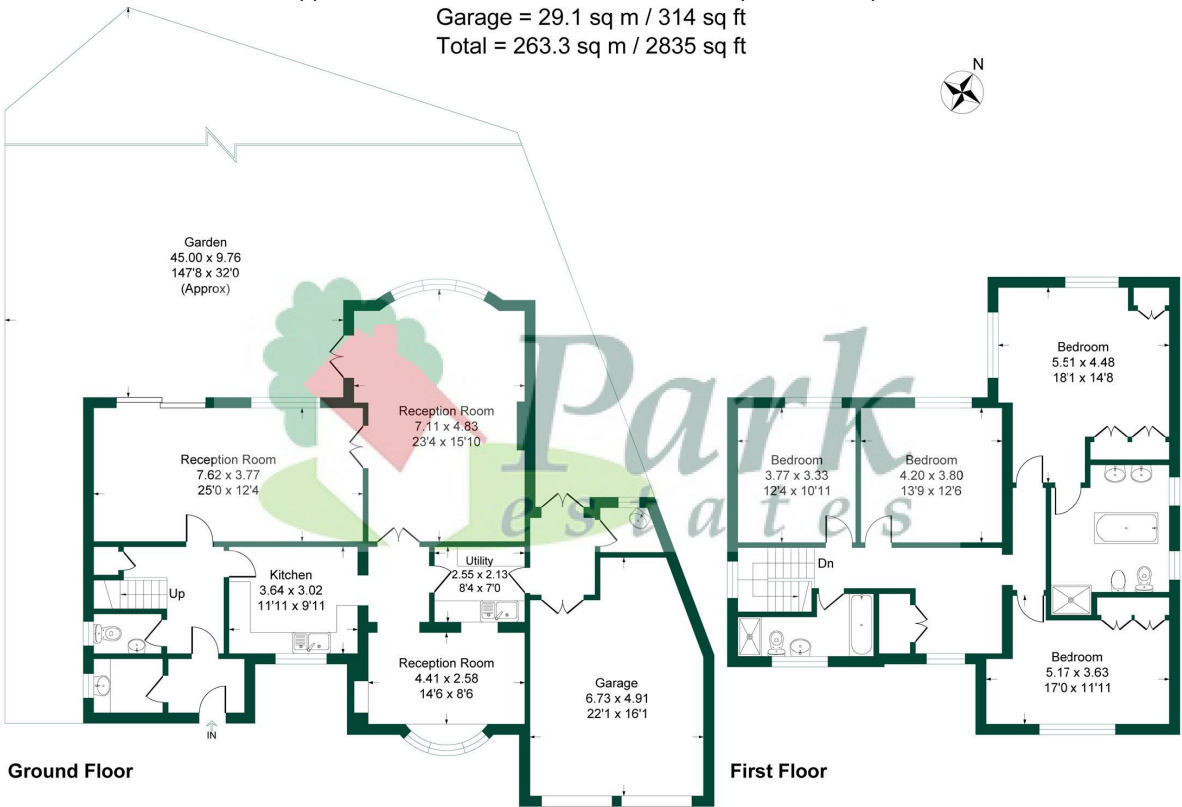
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Wansunt Road, DA5

Approximate Gross Internal Area = 234.2 sq m / 2521 sq ft  
Garage = 29.1 sq m / 314 sq ft  
Total = 263.3 sq m / 2835 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 Planpix**

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.