

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	67
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BOURNE ROAD
BEXLEY DA5 1LW

Guide price £600,000





£600,000-£625,000

Simply breathtaking three-bedroom Victorian terraced house, situated in the heart of sought-after Bexley Village, presented in immaculate turnkey condition having been refurbished to the absolute highest standard imaginable. Every detail has been meticulously crafted, blending timeless character with luxurious modern living — ready for you to move straight in and enjoy.

Conveniently placed within easy walking distance of Bexley Village's excellent selection of shops, charming cafés, acclaimed restaurants, and traditional pubs, as well as Bexley Station for fast rail links. Excellent bus routes serve the area, plus effortless access to the A2 makes commuting and travelling a breeze.

The beautifully planned accommodation comprises: two elegant reception rooms perfect for relaxing or entertaining; a convenient downstairs WC; and a magnificent, spacious kitchen-diner — the true heart of the home, finished with premium fittings and plenty of space for family life and hosting. Upstairs you will find three generously sized, light-filled bedrooms, all offering ample room, alongside a beautifully appointed family bathroom.

To the rear lies a wonderful private garden featuring a purpose-built home office — ideal for remote working or study — a neat artificial grass area, and a delightful feature putting green, offering low-maintenance enjoyment year-round. To the front, there is valuable off-street parking for two vehicles.

3 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

BOURNE ROAD

BEXLEY DA5 1LW

- STUNNING 3 BEDROOM VICTORIAN HOME
- REFURBISHED TO THE HIGHEST STANDARD
- DOWNSTAIRS WC/UPSTAIRS BATHROOM
- PRIME BEXLEY VILLAGE LOCATION
- AMTICO FLOORING WITH UNDER FLOOR HEATING
- EXCELLENT TRANSPORT FACILITIES INCLUDING BUS STOPS/A2/TRAIN STATION
- OFFICE SPACE TO THE REAR IN TRANQUIL OASIS OF A GARDEN
- EPC D
- COUNCIL TAX BAND D
- 1347 SQ FT

