



47, Maiden Erlegh Avenue, Bexley DA5 3PF
Guide Price £495,000 - £540,000



Guide Price £495,000-£540,000 CHAIN FREE Occupying a quiet and desirable residential road just a short walk from Old Bexley Village, this four bedroom extended semi detached home presents an exceptional opportunity for those seeking a full renovation project with huge potential. Surrounded by popular local amenities—including independent shops, restaurants, bars, Bexley Station, Albany Park Station, and a selection of well regarded primary, secondary and grammar schools—this property offers the foundations to create a modern family home in a highly sought after location. The current accommodation comprises an entrance porch, entrance hall, two reception rooms, conservatory/lean to, kitchen and utility area. To the first floor there are four generous bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a front garden with off street parking and a secluded rear garden. Additional features include double glazing, gas central heating and original herringbone wood flooring. A rare opportunity to re-imagine and transform a spacious family home in a prime setting. Early viewing is highly recommended.

Local Authority: Bexley
Council Tax Band: E



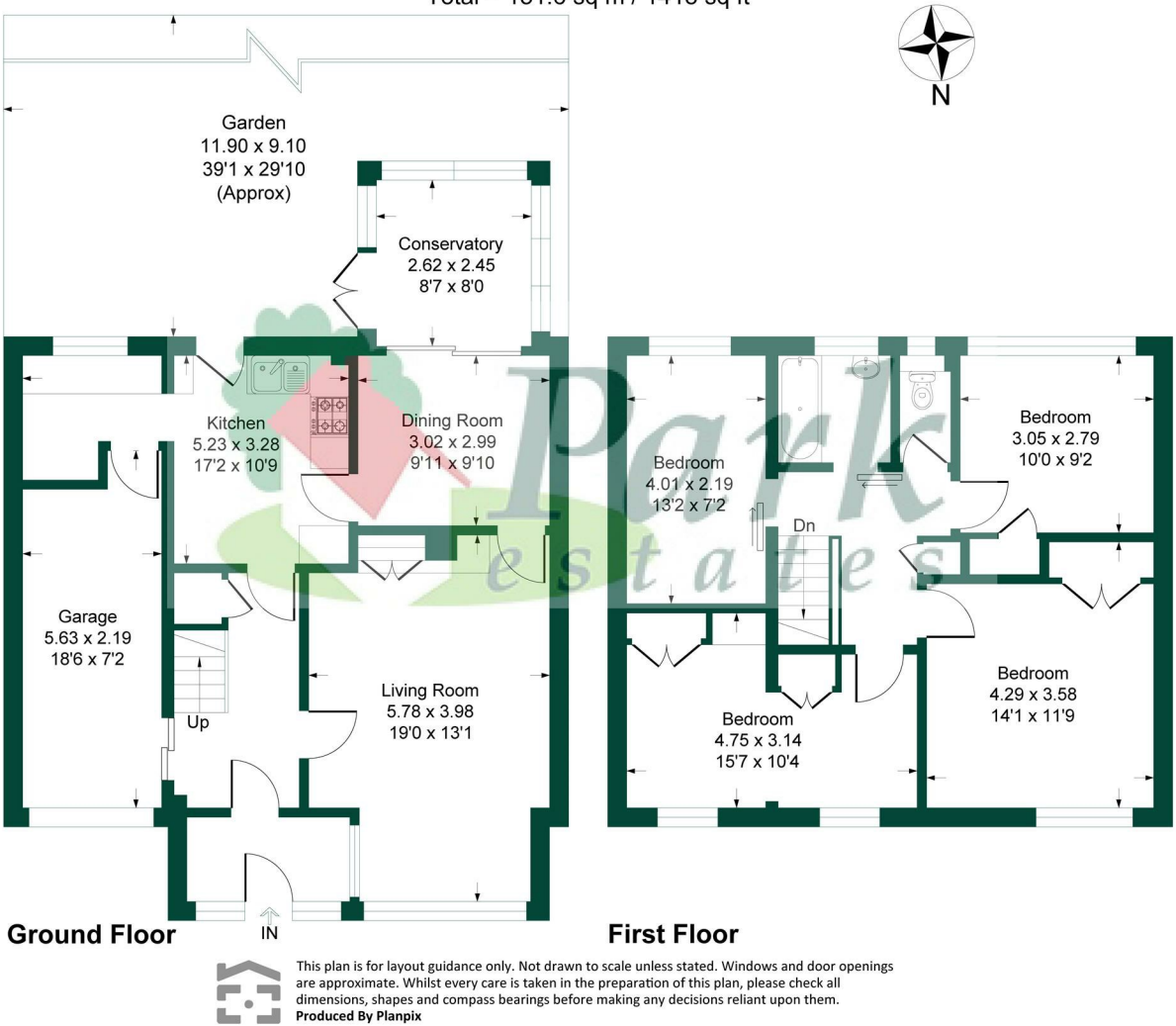
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Approximate Gross Internal Area = 120.1 sq m / 1294 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 131.6 sq m / 1418 sq ft



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.