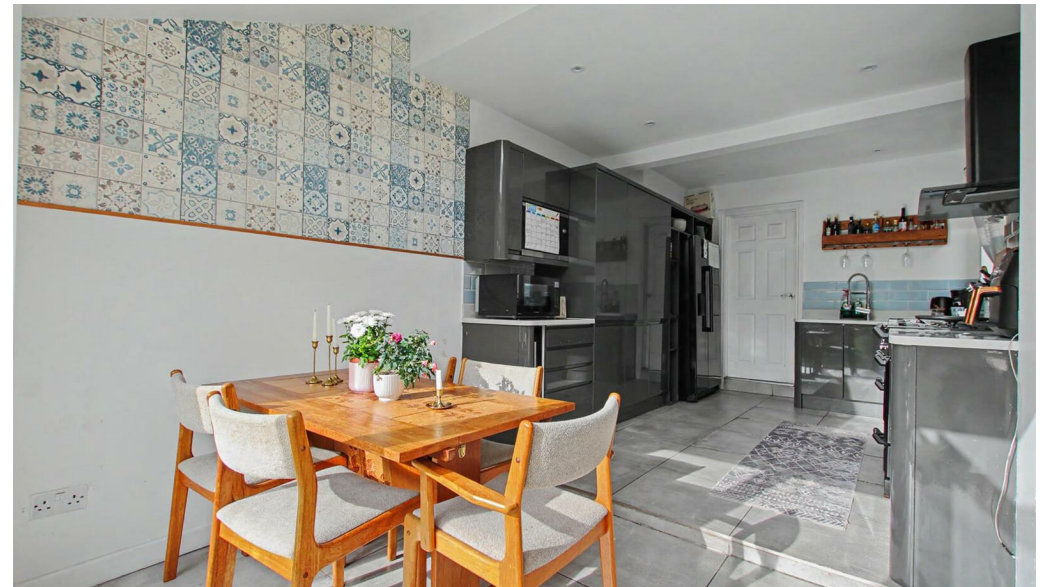




21, North Cray Road, Bexley DA5 3LY
Guide Price £525,000 - £560,000



Guide Price £525,000-£550,000 Situated in the highly sought-after Old Bexley Village, this charming Victorian four-bedroom end-of-terrace home perfectly combines character, space, and modern family living. Ideally located, the property is within easy reach of well-regarded primary and secondary schools, as well as the village's array of boutique shops, cafés, restaurants, and bars. Excellent transport links, including Bexley station within 5 minute walk, make commuting straightforward while preserving the village's welcoming, community feel. Beautifully maintained and thoughtfully presented, the home offers surprisingly spacious accommodation throughout. The ground floor comprises a welcoming entrance hall, a convenient WC, two generous reception rooms ideal for both relaxing and entertaining, and a stylish, modern kitchen/diner at the rear with floor heating. Bi-fold doors seamlessly connect the indoor space to a private, approximately 100ft rear garden—perfect for family gatherings and outdoor living. Upstairs, the property continues to impress with four well-proportioned bedrooms and a contemporary family bathroom, all accessed from a bright and airy landing and also has a large spacious Attic that has potential for future conversion.

Further benefits include double glazing, gas central heating, a front garden, and the added advantage of no onward chain, ensuring a smoother buying process. This is a rare opportunity to acquire a substantial and characterful family home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Local Authority: Bexley
Council Tax Band: D



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1475sq ft. (137.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix C2022

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.