



**\* WELL PRESENTED THROUGHOUT \* NEWLY INSTALLED HOME OFFICE \***

**\* OFF ROAD PARKING WITH EV CHARGE POINT \***

**\* MAIN LOFT BEDROOM BENEFITS FROM ENSUITE & WALK-IN WARDROBE \***

**\* THREE BATHROOMS (ONE LOCATED ON THE GROUND FLOOR) \***

**\* FURTHER POTENTIAL TO EXTEND (STPP) \* UTILITY ROOM \***

**\* CLOSE PROXIMITY TO LOCAL PRIMARY & SECONDARY/GRAMMAR SCHOOLS \***



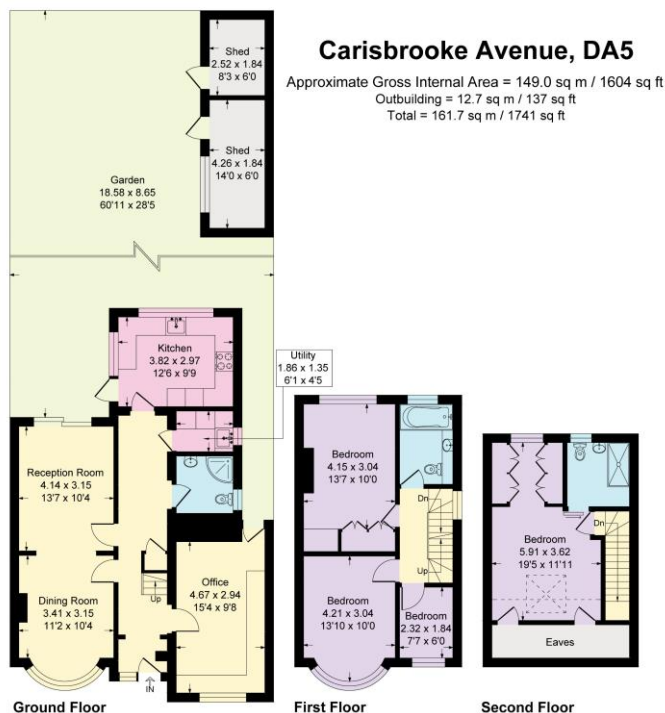
**38 Carisbrooke Avenue**  
Bexley, DA5 3HT

**Guide Price £735,000-**  
**£750,000**

Village Estates are delighted to introduce this beautifully presented four-bedroom, three-bathroom semi-detached home on the ever-popular Carisbrooke Avenue — just a stone's throw from Albany Park Station and its excellent local amenities. Thoughtfully extended and stylishly updated, this property offers generous living space ideal for modern family life. At the heart of the home is a newly fitted contemporary kitchen, designed with both everyday convenience and entertaining in mind. The impressive main bedroom, set within a spacious dormer extension, boasts its own ensuite and a luxurious walk-in wardrobe, creating the perfect private retreat. Additional features include off-road parking complete with an EV charge point, a newly installed 'work from home' office space, and well-proportioned rooms throughout. With further potential to extend (STPP), this home provides an exceptional opportunity to grow into your forever space. Immaculately finished and superbly located, this is a property not to be missed.



**EPC RATING C**  
**COUNCIL TAX BAND E**



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 Planix

**We understand this property is Freehold.**

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm, Sunday 10am-4pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which 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 has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.